

TALLMAN GULCH METROPOLITAN DISTRICT

SPECIAL MEETING AGENDA AND NOTICE

BOARD OF DIRECTORS	OFFICE	TERM EXPIRES
Aaron Dennis	President	May 2029
Gregory Brownell	Secretary	May 2029
Jenine Dennis	Treasurer	May 2027
Tim Craft	Director	May 2027
Randy Roberts	Director	May 2027

DATE: Tuesday, July 28, 2026

TIME: 1:00 PM

PLACE: The meeting will be held virtually. Participation Access is:

Join Zoom Meeting

<https://us06web.zoom.us/j/81013283170?pwd=GaaMp6d9hWaQj5tfJ8c4EdOb8wtlXf.1>

Meeting ID: 810 1328 3170

Passcode: 400571

One tap mobile

+17193594580,,81013283170# US

+17207072699,,81013283170# US (Denver)

ADMINISTRATIVE ITEMS:

- Call to Order and Declaration of Quorum
- Present Disclosures of Potential Conflicts of Interest
- Approve Agenda
- Review and Consider Approval of December 9, 2025, Annual & Special Meeting Minutes (enclosures)

PUBLIC COMMENT: (For non-agenda items, 3-minutes time limit per speaker)

LEGAL ITEMS:

- Executive Session pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., for the purposes of receiving legal advice and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding the proposed Settlement and Release Agreement with Craft-Arep III Tallman Associates, LLC concerning outstanding obligations under the former Advance and Reimbursement Agreement for Operating and Maintenance Costs.
- Review & Consider Approval of the Settlement and Release Agreement with Craft-Arep III Tallman Associates, LLC (enclosure)

FINANCIAL ITEMS:

- Acceptance of the 2025 Annual Audit (enclosure)
- Ratify and Consider Approval/Ratification of Claims (enclosure)
- Review and Consider Acceptance of the Unaudited Financials (enclosure)

MANAGEMENT ITEMS:

- a. Discuss request from Craft Companies regarding transfer of stormwater construction permit to District.

DIRECTOR ITEMS:

OTHER BUSINESS:

- a. Discussion Regarding Attendance at SDA Annual Conference

ADJOURNMENT.