

EXHIBIT A
POMPONIO TERRACE METROPOLITAN DISTRICT
Schedule of Fees
Effective March 1, 2025

Schedule of Fees		
Fee Type	Classifications	Rate
Operations Fee – Recurring Payment		
	Front Loaded Unit	\$75.00/month
	Alley Loaded Unit	\$90.00/month
	Townhome Unit	\$100.00/month
	Commercial Unit	\$0.00/month
The Due Date for each Operations fee is the 1 st day of each month.		
Operations Fee – Payment Due Upon a Transfer		
	Residential Unit	\$0.00 per Transfer
	Alley Loaded Unit	\$0.00 per Transfer
	Townhome Unit	\$0.00 per Transfer
	Commercial Unit	\$0.00 per Transfer
The Due Date for each Operations Fee—Payment Due Upon Transfer is the date upon which the Transfer occurs.		

PAYMENTS: Payment for each fee shall be made payable to the Pomponio Terrace Metropolitan District and sent to the following address for receipt by the Due Date:

Teleos Management Group
191 University Boulevard #358
Denver, Colorado 80206

**BOARD MEETING OF THE POMPONIO TERRACE
METROPOLITAN DISTRICT BOARD OF DIRECTORS
MEETING MINUTES**

*Monday, March 24, 2025, at 6:00pm
Zoom video conference*

Meeting Attendance: The Special Meeting of the Board of Directors of Pomponio Terrace Metropolitan District was called and held in accordance with applicable laws of the State of Colorado, and the following members qualified to serve on the Board of Directors were in attendance:

Marc Volland (teleconference)
Sara Dieringer (teleconference)
Kadie Goodman (teleconference)
Vacant
Vacant

Additional Attendees: Tate Crosby, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law (teleconference); Heidi Brown, Community Association Manager, and host Marlene Pappas, Teleos Management Group (teleconference); Georgia Harland, Simmons & Wheeler, PC (teleconference); and members of the public.

District Counsel Crosby confirmed a quorum of the Board of Directors was present and called the meeting to order at 6:02 p.m.

**Conflict of Interest
Disclosures**

District Counsel Crosby advised the Board that pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. Ms. Crosby reported disclosures for Directors that provided White Bear Ankele Tanaka & Waldron notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting in accordance with Colorado law, and those disclosures were acknowledged by the Board.

Ms. Crosby inquired as to whether Board members had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of Board members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

The Board reviewed and discussed the proposed agenda of the March 24, 2025, regular meeting.

Following discussion and upon motion made by Director Volland seconded by Director Dieringer, upon vote and unanimously carried, the Board approved the March 24, 2025, Meeting Agenda, as amended.

Public Comment

This is an opportunity for members of the public to address the Board regarding district-related matters, comments of which are limited to three (3) minutes per person.

The homeowner shared her neighbor received a notice of their dog off leash and was wondering how the dogs off leash process worked and who can report. *Policy is located on the website, under governing documents. An eblast will go out to homeowners with this policy for a reminder.*

The homeowner asked if she had ideas she would like to share, could she speak again. The homeowner was asked to hold off as other homeowners have comments, and she has already had her three minutes. Should time allow for her additional ideas, she will be asked to share.

The homeowner asked about trash cans being left out and does that apply to houses with driveways or are homes with alley also not permitted. Policy has always been in place for trash cans to be stored behind homeowners' fences or in garage. *Previously this policy had not been enforced in the community, however, with the growth of complaints from homeowners, the board has asked for this policy to be enforced. The fine structure is as follows: First Violation: Advisory Letter
Second Violation (Hearing Notice): \$25.00
Third Violation (First Ongoing Violation): \$50.00
Fourth Violation (Second) Ongoing Violation): \$75.00
Daily Fine Notice: Up to \$100.00 per day
Code Enforcement Policy is also located on the website under Governing Documents.*

The homeowner that asked previously to share additional ideas was asked to share her ideas as many homeowners on the call don't have many questions.

The homeowner stated that on Facebook page there were many homeowners who felt left out at the last community event as he was not feeling connected, others shared with homeowner they felt the same. Homeowners had several great ideas on getting the community connected. Suggestions were creating a community directory, getting together just randomly at someone's backyard, garage area, invite your neighbors. Committees and events to pull each other together. Cardel offered to support a movie in the park or some event to help bring the community together.

The homeowner had questions of the newly started Safety Committee about what was the purpose and wanted clarity on what authority this group had. Director Dieringer explained the purpose of the committee, which is to collect community input, facilitate dialogue, and generate ideas. The homeowner requested a sample of the committee's report. Director Dieringer stated the committee is new and had only met once and walked the community, other than that the committee had not met again. Homeowners requested more information about the committee's reporting procedures, specifically regarding incidents and suspicious activities. Attorney Ms Tate clarified that the safety committee's role is not to substitute for law enforcement, the district lacks the authority and resources to provide security services without sheriff's office approval, making such services cost-prohibitive. The committee's focus is on preventative measures, education, and awareness, not enforcement or investigation.

The homeowner expressed concern about the safety committee harassing neighbors, citing an incident where they approached an idling vehicle with a person of color inside on a cold day. The homeowner continued to share what she witnessed from her office where the committee members were laughing loudly at the driver. The speaker was concerned about potential harassment of workers in the neighborhood and wants to ensure such incidents don't happen again. Director Volland requests additional details on the incident as the committee walked the neighborhood once and no one from the committee approached anyone like homeowner witnessed nor would they. The speaker again expressed concern about the Safety Committee activities, particularly regarding approaches to idling vehicles, suggesting potential misinterpretations such as stalking or harassment. They emphasized the need for clarification on the document regarding the committee's role and acceptable behaviors and fostering a culture of emboldened behavior and the potential for misinterpretations of the committee's actions. Director Volland refuted

claims of stalking or unwanted approaches, stating their observations were limited to one instance focused solely on safety concerns without any direct interaction with residents. The homeowner who reported the Safety Committee as approaching this idling car inquires who is on the Safety Committee? Director Volland provides the homeowner names who volunteered for the committee. The homeowner reiterates their worry about fostering a culture of "vigilante injustice". Director Volland again stated the Safety committee has only the desire to ensure the safety of community and does not endorse confrontational or harassing actions.

The homeowner asked about the cracking concrete/sinking in alleyways and why Cardel was not paying for the repairs. Director Dieringer stated that before the property was turned over that Cardel did go through and make sure all was whole prior to having the district sign off.

Consent Agenda

Items are considered routine and are collectively approved with one motion, a second and a vote. Items are not individually discussed unless requested, in which event, the item(s) will be relocated from the Consent Agenda to be considered with the Regular Agenda

A. Approval of Meeting Minutes from November 18, 2024. (enclosure)

Following review and upon motion made by Director Volland, seconded by Director Goodman, upon vote and unanimously carried, the Board approved the Consent Agenda, and its contents therein as presented.

MANAGEMENT & OPERATIONS

Community Manager Brown presented the Management Report to the Board for review prior to the meeting and discussed the fifteen courtesy notices that have been sent to homeowners that have been reported to have their dogs off leash. Repairs on 6817 Decatur may have a drainage issue. Director Volland would like to walk the community and review concrete issues prior to any work being completed.

Management Report (enclosure)

Following review, there were no questions regarding the Management Report.

FINANCIAL MATTERS

Approval of December 31, 2024 Financial Statements

Ms. Harland presented the financial statements through December 31, 2024, to the Board and discussed the General Fund, Capital Fund and Debt Service Fund as of December 31, 2024.

Following discussion and upon motion made by Director Volland, seconded by Director Dieringer, upon vote and unanimously carried, the Board accepted the unaudited Financial Statements as of December 31, 2024, and General Fund, Capital Fund and Debt Service as of December 31, 2023, as presented.

Approval of Payables/Claims

Ms. Harland presented the payables and claims, from check numbers 2200 to 2210 to the Board of Directors in the amount of \$34,868.84.

Following discussion and upon motion made by Director Volland, seconded by Director Goodman, upon vote and unanimously carried, the Board ratified the payables and claims as presented.

DISCUSSION on OPERATING FEE INCREASE

Ms. Harland presented a \$20.00 fee increase proposed by the board for implementation May, 1, 2025. This increase is a flat rate for all. Director Volland shared that the district's expenses have increased year over year, however the board has not increased any dues in seven years. The shared enjoyment of neighborhood amenities, such as dog park, landscaping, and snow removal, further supports the rationale for a uniform rate increase across the homeowners.

LEGAL MATTERS

Ms. Crosby presented the Resolution Establishing a Safety Committee.

Following discussion and upon motion made by Director Dieringer, seconded by Director Volland, upon vote and unanimously carried, the Board approved the resolution establishing a safety committee as presented.

Ms. Crosby discussed the \$20.00 flat fee increase in operating fees. This increase is required to be in place May 1, 2025.

Following discussion and upon motion made by Director Dieringer, seconded by Director Volland, upon vote and unanimously carried, the Board approved the \$20.00 flat fee increase starting May 1, 2025, as presented.

DIRECTOR MATTERS

Ratification of Service Agreement with Verve Development Dog Park
Following discussion and upon motion made by Director Volland, seconded by Director Goodman, upon vote and unanimously carried, the Board approved District to ratify service agreement with Verve Development Dog Park.

Ratify bid on connector path with Verve Development.
Following discussion and upon motion made by Director Goodman seconded by Director Volland, upon vote and unanimously carried, the Board approved District to ratify bid on connector path with Verve Development.

Discussion on NW Signs – Will defer with no action taken

Discussion on security signs

Discussion and possible action for a Reserve Study.

Other Business

No other business was presented to the Board.

Adjournment

There being no further business to come before the Board, following discussion and upon motion made by Director Volland, seconded by Director Goodman, upon vote and unanimously carried, the Board resolved to adjourn the meeting at 7:42 p.m.

The following signature(s) constitute the foregoing as a true and correct copy of the Minutes of the above-referenced meeting of the Pomponio Terrace Metropolitan District Board of Directors.

DocuSigned by:

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Board of Directors President

DocuSigned by:

D2F804E7793B4B41
Secretary for the Meeting