

**MEETING OF THE BOARD OF DIRECTORS OF THE
TALON POINTE METROPOLITAN DISTRICT**

DATE: Wednesday, April 15, 2026

TIME: 5:00 p.m.

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors of Talon Pointe Metropolitan District will be held via teleconference on Wednesday, April 15, 2026, at 5:00 pm and can be joined through the directions below. The meeting is open to the public.

Join Zoom Meeting

<https://us06web.zoom.us/j/83321255727?pwd=zej3yoDHbnEDYnA2uAcK8T2cXG7hT7.1>

Meeting ID: 833 2125 5727

Passcode: 148524

Talon Pointe Metropolitan District Board of Directors

Nicole Ybarra	President	2027
Estella Lancaster	Treasurer	2027
Kaelen Small	Assistant Secretary	2029
Abby Vera	Director	2029
Patricia Brandenburger-Fidrych	Director	2029

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Presentation on Drainage Matters by Tanna Bosivert (enclosure)
 1. Review SWAP Report
 2. Consider Approval of Proposal – Project 1: Sidewalk Crossing Drainage with 3 Options
 3. Consider Approval of Proposal – Project 2: Tie-In and Rock Stabilization with 3 Options
 4. Consider Approval of Proposal – Project 3: Dry Well with 3 Options
5. Public Comment - Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
6. Consent Agenda – The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second and vote by the Board.
 - A. Approval of November 13, 2025, Regular Meeting Minutes (enclosure)
 - B. Approval for Rescheduling Annual Meeting to August 7, 2026, at 4:00 pm.
 - C. Ratify Approval of Independent Contractor Agreement with Brightview Landscape Services, Inc. for 2026, Landscaping (enclosure)
 - D. Ratify Approval of 2026, Management Contract (enclosure)

- E. Ratify Approval of Independent Contractor Agreement with SWAP for Drainage and Erosion Issues (enclosure)
- F. Approval of Resolution Designating Meeting Notice Posting Location (enclosure)
- G. Ratify Approval of Landscaping Acceptance from DR Horton for Talon View Phase 5 Tracts A1 and B (enclosure)

7. Director Matters

- A. Termite Update
- B. Stage1 Drought Water Usage (enclosure)
- C. Social Committee
 - 1. Discuss and Possible Action on Hip Pops – Minimum Purchase Required (enclosure)
 - 2. Easter Egg Hunt Update
 - 3. Discuss and Possible Action on Social Postcards for Annual Meeting (enclosure)
- D. Discussion and Possible Action on amending the Schedule 2 (landscape - Details)
- E. Baby Swing at Park
- F. Discussion and Possible Action on Website Updates
- G. Discussion and possible action on covenant enforcement committee

8. Financial Matters

- A. Financial Reports (enclosures)
- B. Ratify Payments of Claims (enclosure)
- C. Discuss Status of 2025 Audit, (enclosure)

9. Legal Matters

- A. Consider Approval of Price Increase from Streamline from \$80.00 per month to \$99.00 per month
- B. Discuss Status of Regulation 29 Reporting and Deadline of June 1, 2026
- C. Discuss Amending and Restating the Residential Improvement Guidelines and Discuss Turf Guidelines

10. Management Matters

- A. Management Report (enclosure)
- B. Discuss the Bright View Turf Conversion Plan (enclosure)

11. Other Business

12. Adjourn