

**EXHIBIT 1**

**Certificate of Mailing of Certified Copy of 2<sup>nd</sup> amended and restated service plan and related documents  
for Tallman Gulch Metropolitan District**

**NOTICE OF PUBLIC HEARING**

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IN RE TALLMAN GULCH METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO

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**PUBLIC NOTICE IS HEREBY GIVEN** that there has been filed with the Clerk of Douglas County, Colorado (the “County”), a second amended and restated service plan and related documents for Tallman Gulch Metropolitan District (the “District”). A map of the District and the proposed second amended and restated service plan (“Service Plan”) is now on file in the office of the County Clerk and Recorder, 301 Wilcox Street, Castle Rock Colorado, 80104, and is available for public inspection.

**NOTICE IS HEREBY FURTHER GIVEN** that the Board of County Commissioners for Douglas County will begin a public hearing at 2:30 P.M., on Tuesday, the 17th of December, 2024, at 100 Third Street, Castle Rock, Colorado, 80104, in the Board of County Commissioners’ Hearing Room, for the purpose of considering the adequacy of the Service Plan, and to form a basis for adopting a resolution approving, disapproving or conditionally approving the Service Plan.

The District’s boundaries consist of approximately four hundred fifty-four (454) acres and are generally located north of Hilltop Road and east of Parker Road. The District is located entirely within the boundaries of the County as shown on the map of the District that is a part of the Service Plan. The property within the Districts is currently under development and there are approximately seventy-six (76) taxpayers who live or own property within the District.

The proposed District has all the powers of a metropolitan district as described in §§ 32-1-1001 and 1004, C.R.S., as amended, except the District does not provide fire protection or emergency medical services and is further subject to the limitations set forth in each of the Service Plan. The District is authorized to impose up to fifty-four (54.000) mills upon taxable property located within the District’s boundaries for purposes of paying debt service, subject to any allowable adjustments in the event valuation changes are approved by the State legislature after January 1, 2025. The District is authorized to impose a maximum of 6 mills to support operations and maintenance of District services and public improvements, subject to any allowable adjustments in the event valuation changes approved by the State legislature after January 1, 2025. The District may request an amendment to the Service Plan to eliminate mill levy caps when the debt to assessed value ratio falls below fifty percent (50%). **THE DISTRICT MAY NEVER IMPOSE TAXES OR FEES ON PROPERTY OWNERS OUTSIDE THE DISTRICT BOUNDARIES.**

Pursuant to § 32-1-203(3.5), C.R.S., as amended, an owner of real property within the District may file a petition with the Board of County Commissioners for Douglas County stating reasons why said property should be excluded from the District and requesting that such real property be excluded from the District. Such petition must be filed no later than ten (10) days before the day fixed for the public hearing on the Service Plans. **IF AN EXCLUSION IS GRANTED, THEN PURSUANT TO STATE LAW, EXCLUDED PROPERTY WILL REMAIN LIABLE FOR ALL DEBT SERVICE TAXES FOR BONDS CURRENTLY ISSUED BY THE DISTRICT PER STATE LAW.**

Dated this 21st day of November, 2024.

/s/ Sheri Davis  
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Douglas County Clerk and Recorder  
Douglas County, Colorado

Publish on: November 21, 2024  
Publish in: Douglas County News-Press

**EXHIBIT A**

**Tallman Gulch Metropolitan District**

Douglas County Government	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Douglas County Schools	701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Douglas County Schools	701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Douglas County Schools	701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Douglas County Schools	701 Prairie Hawk Dr	Castle Rock	CO	80109
Town of Parker		20120 E Mainstreet	Parker	CO	80138
Urban Drainage & Flood Control District		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Franktown Fire Protection District		1959 N Hwy 83	Franktown	CO	80116
Regional Transportation District		1600 Blake St	Denver	CO	80202
Denver SE Suburban Water & Sanitation District		5242 Old Schoolhouse Rd	Parker	CO	80134
South Metro Fire Rescue Fire Protection District		9195 E Mineral Ave	Centennial	CO	80112
Parker Water & Sanitation District		18100 E Woodman Dr	Parker	CO	80134
Douglas County Soil Conservation District		PO Box 688	Franktown	CO	80116
Canterberry Crossing Metro District	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Cherry Creek South Metro District 1	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	Centennial	CO	80112
High Prairie Farms Metro District	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Cherry Creek Basin Water Quality Authority		PO Box 3166	Centennial	CO	80161

Douglas Public Library District		100 S Wilcox St	Castle Rock	CO	80104
Urban Drainage & Flood South Platte		2480 W 26th Ave Ste 156-B	Denver	CO	80211
Canterberry Crossing Metro District II	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Pine Bluffs Metro District	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
Reata North Metro District	Cockrel Ela Glesne Greher & Ruhland, PC	44 Cook St Ste 620	Denver	CO	80206
Reata South Metro District	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Pinery Commercial Metro District 2	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Tallman Gulch Metro District	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Parker Central Area URP		20120 E Mainstreet	Parker	CO	80138
CHRISTIAN PISTORIUS	9751 CANYON WIND PT	PARKER	CO	80138	
LORI JESSEN	9781 CANYON WIND PT	PARKER	CO	80138	
LEGACY TRUST	8868 GEYSER PEAK WAY	PARKER	CO	80138	
ANDREW J COLEMAN III	8873 GEYSER PEAK WAY	PARKER	CO	80138	
DESIRAE HATZELL	9645 CANYON WIND PL	PARKER	CO	80138	
GREG GIBB	9583 CANYON WIND PL	PARKER	CO	80138	
HATIM E SABAAWY	9580 CANYON WIND PL	PARKER	CO	80138	
EZRA ORTIZ	9628 CANYON WIND PL	PARKER	CO	80138	
BOSHART FAMILY LIVING TRUST	8765 CANYON WIND ST	PARKER	CO	80138-4731	
DENNIS GIBSON	8707 CANYON WIND ST	PARKER	CO	80138-4731	
TIM P MURPHY	8611 CARNEROS CT	PARKER	CO	80138	
COLLEEN CURRIE	8575 CARNEROS CT	PARKER	CO	80138	
VERONICA IRAOLA	8537 CARNEROS CT	PARKER	CO	80138	
TYSON RABANI	8501 CARNEROS CT	PARKER	CO	80138	
MICHAEL HAWKEY	8533 CANYON WIND ST	PARKER	CO	80138-4731	

CHANCE FORMAN	330 KING ARTHUR CT	AUSTIN	TX	78746-5043
BRIAN SEID	8608 CARNEROS CT	PARKER	CO	80138
JEFFREY OHMAN	8552 CARNEROS CT	PARKER	CO	80138
1993 WILSON FAMILY REVOCABLE LIVING TRUST	8166 MERRYVALE TRL	PARKER	CO	80138-4599
THOMAS KEITH MANGUM &	8208 MERRYVALE TRL	PARKER	CO	80138-4763
KEITH A ELLWAY	8214 BLOSSOM HILL LN	PARKER	CO	80138
JAMIE PIEPER &	8215 BLOSSOM HILL LN	PARKER	CO	80138-7883
DANIEL HANNUM	8332 MERRYVALE TRL	PARKER	CO	80138-4746
DAVID MARK KENNEDY	8408 MERRYVALE TRL	PARKER	CO	80138-4760
ELIZABETH LOBELLO	8468 MERRYVALE TRL	PARKER	CO	80138-4760
TIMOTHY LANGWELL	9576 MERRYVALE CT	PARKER	CO	80138-4590
IHME FAMILY TRUST	9542 MERRYVALE CT	PARKER	CO	80138-4590
MATTHEW RAY COOK	9541 MERRYVALE CT	PARKER	CO	80138-4590
SCOTT A REHNER LIVING TRUST	9593 MERRYVALE CT	PARKER	CO	80138-4590
BRANDON SWANK	9645 MERRYVALE CT	PARKER	CO	80138-4595
BRETT GABEL	8203 MERRYVALE TRL	PARKER	CO	80138-4598
CHRISTOPHER MESSANA	8239 MERRYVALE TRL	PARKER	CO	80138-4598
JEFFREY L ANDERSON	8263 MERRYVALE TRL	PARKER	CO	80138-4598
WILLIAM G LANDRIGAN	8317 MERRYVALE TRL	PARKER	CO	80138-4746
CHARLES WILLIAM LANDRIGAN	8351 MERRYVALE TRL	PARKER	CO	80138-4746
ANDREW R ROISE	10940 S PARKER RD PMB 808	PARKER	CO	80134
MICHAEL LACY	8419 MERRYVALE TRL	PARKER	CO	8013-4760
GREGORY A BROWNELL	8453 MERRYVALE TRL	PARKER	CO	80138-4760
VINOD VISWANATH	8494 CARNEROS CT	PARKER	CO	80138

ERIC CONVENTO	8485 CARNEROS CT	PARKER	CO	80138
RYAN SPILMAN	7703 GRANDE RIVER CT	PARKER	CO	80138-4607
LINDSAY M REED	7657 GRANDE RIVER CT	PARKER	CO	80138-4524
MATT HAND	7621 GRANDE RIVER CT	PARKER	CO	80138-4524
JENINE D DENNIS	7595 GRANDE RIVER CT	PARKER	CO	80138-4507
RYLAND S GLASS JR	7584 GRANDE RIVER CT	PARKER	CO	80138-4507
LOUIS SCILEPPI	7606 GRANDE RIVER CT	PARKER	CO	80138-4524
SCHRAEDER FAMILY TRUST	7628 GRANDE RIVER CT	PARKER	CO	80138-4524
BRYAN DANIEL SMITH	7658 GRANDE RIVER CT	PARKER	CO	80138
RICHARD ALLAN HAWKINS	7688 GRANDE RIVER CT	PARKER	CO	80138
KENNETH C COORS	7718 GRANDE RIVER CT	PARKER	CO	80138-4607
DARYN S SMITH	7792 MERRYVALE TRL	PARKER	CO	80138
WAYMAN L PATTON	7824 MERRYVALE TRL	PARKER	CO	80138-4541
PAUL S MAROTTA REVOCABLE TRUST	7854 MERRYVALE TRL	PARKER	CO	80138-4541
MICHAEL R OCONNOR	7886 MERRYVALE TRL	PARKER	CO	80138
PHILLIP M STORK	7916 MERRYVALE TRL	PARKER	CO	80138
DANIEL G BRENNAN	7743 TWO RIVERS CIR	PARKER	CO	80138-4251
DENNIS A DYKE	7771 TWO RIVERS CIR	PARKER	CO	80138
STEPHEN W LANTZ	7799 TWO RIVERS CIR	PARKER	CO	80138-4251
BEAU WIMBERLY	7827 TWO RIVERS CIR	PARKER	CO	80138-4255
JONATHAN E BROWN	7855 TWO RIVERS CIR	PARKER	CO	80138
ERIC B HALL	7883 TWO RIVERS CIR	PARKER	CO	80138-4255
DONALD R GRACE	7911 TWO RIVERS CIR	PARKER	CO	80138
JOHN ADAM PASCHAL	7925 TWO RIVERS CIR	PARKER	CO	80138-4257
BRADLEY R WALKER	9610 MERRYVALE CT	PARKER	CO	80138

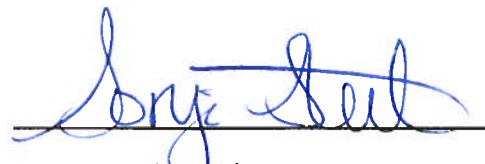
BRUCE STUART GALOOB	7938 TWO RIVERS CIR	PARKER	CO	80138-4256
ERIC NEIL HANSON	7896 TWO RIVERS CIR	PARKER	CO	80138-4719
BRIAN R STANLEY	7854 TWO RIVERS CIR	PARKER	CO	80138
JUSTIN KESSEL	7812 TWO RIVERS CIR	PARKER	CO	80138
ALEXANDER P WEHBE	7770 TWO RIVERS CIR	PARKER	CO	80138
MICHAEL J GALLAGHER	7730 TWO RIVERS CIR	PARKER	CO	80138-4254
PAUL D LAMB	7688 TWO RIVERS CIR	PARKER	CO	8013-84253
RYAN J WITKAMP	7753 MERRYVALE TRL	PARKER	CO	80138-4564
PAUL BOLAND	7811 MERRYVALE TRL	PARKER	CO	80138
DAN N THOMPSON	7871 MERRYVALE TRL	PARKER	CO	80138
JONATHAN FRIESEN	7905 MERRYVALE TRL	PARKER	CO	80138-4555

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the following NOTICE OF PUBLIC HEARING FOR TALLMAN GULCH METROPOLITAN DISTRICT was mailed on the 19<sup>th</sup> day of November 2024, by placing same in envelopes with first-class postage and addresses as set forth below:

SEE EXHIBIT A

Dated this 19<sup>th</sup> Day of November 2024.



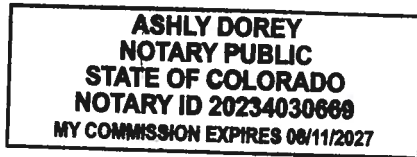
By: Sonja Steele

STATE OF COLORADO )  
CITY OF Greenwood Village ) ss.  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of November  
by Sonja Steele as an individual.

WITNESS my hand and official seal.

(SEAL)



Ashly Dorey  
Notary Public