

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 1 ("District")

Held: Friday, November 20, 2020, 3:30 p.m.

Due to concerns regarding the spread of the Coronavirus (COVID-19), the meeting was held telephonically without any individuals attending in person.

ATTENDANCE

A Special Meeting of the Board of Directors of the South Sloan's Lake Metropolitan District No. 1, City and County of Denver, Colorado ("Board"), was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Cameron R. Bertron, President
Carl Koelbel, Treasurer
Sarah Laverty, Assistant Secretary

Also present were:

AJ Beckman, District Manager, Public Alliance LLC
Jon Hoistad, Esq., McGeady Becher P.C.
Margaret Henderson, CliftonLarsonAllen LLP
Beth Ellertson, South Sloan's Lake Metropolitan District No. 2, Director

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest: Attorney Hoistad noted a quorum was present and discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Hoistad that disclosures of potential conflicts of interest were filed with the Secretary of State by the statutory deadline.

Agenda: The Board reviewed the Agenda for the meeting and following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board approved the Agenda as presented.

Meeting Location: The Board entered into discussions regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon motion duly made by

Director Lavery, seconded by Director Koelbel and, upon vote, unanimously carried, the Board determined that due to concerns regarding the spread of the Coronavirus (COVID-19), the meeting was held telephonically without any individuals attending in person. The Board further noted that notice of this telephonic meeting was posted within the boundaries of the District and the Board has not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within the boundaries of the District.

Public Comment: There was no public comment.

District Insurance Renewal and SDA Membership: Mr. Beckman reviewed the District's Insurance renewals with the Board. Following discussion, the Board authorized renewal of the District's insurance and the SDA membership.

Consent Agenda: The Board considered the following items:

- A. Review and consider approval of the August 7, 2020 Special Meeting Minutes.
- B. Consider adoption of Resolution No. 2020-11-01 Establishing Regular Meeting Dates, Times and Location, and Designating Locations for Posting Notices.
- C. Review and ratify Change Order No. 6 to the Service Agreement for Landscaping and Snow Removal between South Sloan's Lake Metropolitan District No. 1 (the "District") and Environmental Designs Inc. ("EDI") (the "EDI Agreement") to revise the scope of work for the streetscape improvements on Blocks 4, 5 and 6 in the amount of \$3,184.54.
- D. Review and ratify Change Order No. 7 to the EDI Agreement between the District and Environmental Designs Inc. for a Tree Health Care Plan and to add a two-year warranty to selected trees in the amount of \$4,908.48.
- E. Review and ratify Change Order No. 8 to the EDI Agreement between the District and Environmental Designs Inc. for replacement of drip irrigation on 55 floral pots for an amount not to exceed \$5,402.00.
- F. Direct posting of Transparency Notice and mode of eligible elector notification for 2021 on SDA website.
- G. Ratify approval of Service Agreement for Banner Printing and Installation with Prall Marketing, LLC d|b|a Prall & Co.

Following discussion, upon motion duly made by Director Bertron, seconded by Director Lavery and, upon vote, unanimously carried, the Board approved and / or ratified the items above listed on the Consent Agenda.

**FINANCIAL
MATTERS**

Payment of Claims: Ms. Henderson presented a statement of claims for the Board's review and consideration.

Following review, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board ratified approval of the payment of claims as presented, in the amount of \$195,223.16.

September 30, 2020 Unaudited Financial Statements and Cash Position: Ms. Henderson reviewed the Unaudited Financial Statements for the period ending September 30, 2020 and Statement of Cash Position with the Board.

Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements and Cash Position as presented.

Public Hearing Regarding 2020 Budget Amendment: Director Bertron opened the public hearing regarding amending the 2020 budget. It was noted that publication of Notice stating the Board would consider amending the 2020 budget and the date, time, and place of the public hearing was made in a newspaper having general circulation within the District. Hearing no public comment, Director Bertron closed the public hearing.

Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-11-01 amending the 2020 budget.

Public Hearing Regarding 2021 Budget, Appropriating Sums of Money, and Certification of a Mill Levy: Director Bertron opened the public hearing regarding the 2021 proposed budget. It was noted that publication of Notice stating the Board would consider adopting the 2021 budget and the date, time, and place of the public hearing was made in a newspaper having general circulation within the District. Hearing no public comment, Director Bertron closed the public hearing.

Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board approved the 2021 budget as discussed, and adopted Resolution No. 2020-11-03 to Adopt the 2021 Budget and Appropriate Sums of Money and Set Mill Levies (0.000 mills) and authorize the execution of the Certification of Budget. The District Accountant was directed to transmit the Certification of Tax Levies to the Denver Assessor not later than December 15, 2020. The District Manager was directed to transmit the Certification of Budget to the Division of Local Government no later than January 31, 2021.

Authorize District Account To File DLG 70: Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare, sign, and file form DLG 70 for certification to the

City and County of Denver and all other interested parties.

Engagement of Haynie & Company for 2020 Audit: Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board approved the engagement of Haynie & Company to perform the 2020 Audit for a not to exceed amount of \$4,600.

Requisition No. 8: Attorney Hoistad reviewed with the Board the requisition for the disbursement of bond proceeds in the amount of \$46,654.89 by South Sloan's Lake Metropolitan District No. 2 for the 2020 Streetscape Improvements.

Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board acknowledged Requisition No. 8 for the disbursement of bond proceeds by South Sloan's Lake Metropolitan District No. 2 in the amount of \$46,654.89.

LEGAL MATTERS

Bill of Sale for Block 3 Stormwater Vault Improvement: This item was tabled until further notice.

Access and Maintenance Easement from Sloan's Block 3: This item was tabled until further notice.

Acceptance of Block 3, East and South Streetscapes from Sloan's Block 3, LLC: Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board ratified the acceptance of Sloan's Block 3, East and South Streetscapes from Sloan's Block 3, LLC.

Termination of Operation Funding Agreements with EFG-South Sloan's Lake I LLC: Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board ratified the Termination of the Operation Funding Agreements with EFG-South Sloan's Lake I, LLC.

Revocable Permit Agreement for Bistro Lighting on Raleigh Street: Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board approved a Revocable Permit Agreement for Bistro Lighting on Raleigh Street.

Plaza Events Committee: This item was tabled until further notice.

OPERATIONS MATTERS

2021 Landscape Services Agreement: Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board approved the 2021 Landscape Services Agreement between the District and EDI, as presented.

Fall 2020/Spring 2021 Snow Removal Services: Mr. Beckman will walk Perry Row Courtyard to confirm that District reserves are not being used to clear snow on private property.

Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board approved the Service Agreement for Fall 2020/Spring 2021 Snow Removal between the District and EDI.

Streetscaping Improvements, Blocks 4, 5, and 6: Mr. Beckman reported that the construction of streetscape improvements is complete. It was also discussed that the design is intended to create a hardier streetscape which should be more resistant to the high volume of pet traffic. Ms. Ellertson requested additional signage to the stormwater detention area.

Change Order No. 9: Following discussion, upon motion duly made by Director Laverty, seconded by Director Koelbel and, upon vote, unanimously carried, the Board approved Change Order No. 9 to the Agreement between the District and EDI for Streetscape Improvements on Block 2.

Pet Waste Services: This Board directed Mr. Beckman to seek proposals for dog waste services.

Resident Request of Bench Removal: The resident request to remove a bench from District property was discussed by the Board. It was noted that the bench is part of the approved streetscape and the urban nature of the development is disclosed in the real estate contract.

Following discussion, upon motion duly made by Director Laverty, seconded by Director Koelbel and, upon vote, unanimously carried, the Board voted to leave the bench in place and directed Mr. Beckman to respond to the resident with the Board's decision.

**CONSTRUCTION /
DEVELOPMENT
MATTERS**

There was nothing new to report on this topic.

**BOARD MEMBER
ITEMS**

There were no Board member items.

OTHER ITEMS

Acknowledge Annual Meeting Notice: Following discussion, upon motion duly made by Director Laverty, seconded by Director Koelbel and, upon vote, unanimously carried, the Board acknowledged this meeting served as the District's annual meeting and it was noticed pursuant to the Service Plan.

ADJOURNMENT

There was no other business to come before the Board and the meeting was adjourned.

The foregoing record constitutes a true and correct copy of the Minutes of the above referenced meeting.

DocuSigned by:
Sarah Laverty
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Secretary