

RECORD OF
PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS OF SOUTH SLOAN'S LAKE METROPOLITAN
DISTRICT NO. 2 ("District")

Held: Friday, May 21, 2021, 10:00 a.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. 2, 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
Sarah Lavery, Assistant Secretary
Beth Ellertson, Assistant Secretary

Also present were:

AJ Beckman, District Manager, Public Alliance, LLC
Jon Hoistad, Esq., McGeady Becher P.C.
Margaret Henderson, CliftonLarsonAllen LLP
Ty Holman, Haynie & Company
Danielle Robitaille, Board Candidate

**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 Mr. 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 Lavery and, upon vote, unanimously carried, the Board approved

the Agenda as amended and excused the absence of Director Koelbel.

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 Bertron, seconded by Director Laverty 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 format or any requests that the meeting format be changed by taxpaying electors within the boundaries of the District.

Board Vacancies: It was noted that, pursuant to Section 32-1-808 (2) (a) (I), C.R.S., a Notice of Vacancy was published on April 30, 2021 in a newspaper of general circulation in the District and that no Letters of Interest from qualified eligible electors were received within ten (10) days of the date of such publication. Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, Danielle Robitaille was appointed to the vacant seat expiring in 2023. The Oath of Office was administered.

Appointment of Officers: Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board appointed Danielle Robitaille as Assistant Secretary.

Public Comment: There was no public comment.

November 20, 2020 Special Meeting Minutes: Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote, unanimously carried, the Board approved the minutes from the November 20, 2020 Special Meeting, as presented.

FINANCIAL MATTERS

April 30, 2021 Unaudited Financial Statements and Cash Position: Ms. Henderson reviewed the Unaudited Financial Statements for the period ending April 30, 2021 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.

2020 Audit: Mr. Holman reviewed the 2020 Audit with the board.

Following review, upon motion duly made by Director Bertron, seconded

by Director Laverty and, upon vote unanimously carried, the Board approved the 2020 Audit and authorized execution of the Representations Letter.

Reserve Study: Mr. Beckman reviewed the proposal for the preparation of a reserve study by SBSA, LLC with the Board. Following review, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote unanimously carried, the Board approved the proposal as presented.

LEGAL MATTERS

Plaza Events Reservation Policy: Mr. Hoistad reviewed the proposed policy with the Board. Following review, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote unanimously carried, the Board approved the policy as presented.

Discuss and Consider Establishment of Events Committee: Following discussion, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote unanimously carried, the Board approved the establishment of an Events Committee comprised of Director Laverty, Director Ellertson, and Mr. Beckman.

Second Amendment to Resolution 2014-04-11 Regarding Colorado Open Records Act Request: Mr. Hoistad reviewed the amendment with the Board. Following review, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote unanimously carried, the Board approved the Second Amendment to Resolution No. 2014-01-11 Regarding Colorado Open Records Act Requests.

Discussion of Dissolution of District: Attorney Hoistad discussed the relationship between the District and South Sloan's Lake Metropolitan District No. 1 ("District No. 1"). He explained that the role of District No. 1 is to coordinate the financing, construction and ongoing services required to serve the community, however because all expected debt has been issued and the construction of public improvements is complete, District No. 1 could be dissolved. This would eliminate the administrative costs associated with operating District No. 1, and all future operations would be coordinated by the District. Following review, upon motion duly made by Director Bertron, seconded by Director Laverty and, upon vote unanimously carried, the Board authorized and directed Mr. Hoistad to proceed with the actions necessary to dissolve District No. 1.

OPERATIONS MATTERS

Snow Removal: Mr. Beckman discussed the current snow removal provided by District No. 1. He explained that the various properties have different expectations for the response. Discussion ensued regarding the efficiency of District No. 1 providing snow removal service versus each property clearing its own sidewalks. Directors Robitaille and Ellertson

agreed that they would prefer for District No. 1 to continue with snow removal services in the public areas.

Proposal from Environmental Design, Inc. for improvements on Quitman Street: Following review of the proposal the Board determined to continue the meeting to allow more time to review the proposal.

Public Art Proposal from Livable Cities Studios: Deferred to next meeting.

Security Services: Deferred to next meeting.

**CONSTRUCTION /
DEVELOPMENT
ITEMS**

Deferred to next meeting.

**BOARD MEMBER
ITEMS**

Deferred to next meeting.

OTHER ITEMS

Deferred to next meeting.

ADJOURNMENT

The Board determined to continue the meeting to June 4, 2021, at 1:00 p.m.

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



Secretary