

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
HELD
FEBRUARY 18, 2022

A regular meeting of the Board of Directors ("Board") of the South Sloan's Lake Metropolitan District No. 2 ("District") was convened on Friday, February 18, 2022, at 9:30 a.m. This District Board meeting was held via Zoom Videoconference. The meeting was open to the public.

ATTENDANCE

Directors present and acting:

Cameron R. Bertron, President
Sarah Lavery, Assistant Secretary
Carl Koelbel, Treasurer
Beth Ellertson, Assistant Secretary, for a portion of the meeting

Also present were:

AJ Beckman, District Manager, Public Alliance, LLC
Noel Nail, Administrative Manager, Public Alliance, LLC
Justin Janca, Landscape and Facilities Manager, Public Alliance, LLC
Jon Hoistad, Esq., McGeady Becher P.C.
Margaret Henderson, CliftonLarsonAllen LLP
Matt Shawaker, Livable Cities Studio
Chuck Desmonieaux, Art House

**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 Koelbel, seconded by Director Bertron and, upon vote, unanimously carried, the Board approved the Agenda as amended.

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 Koelbel and, upon vote, unanimously carried, the Board determined to conduct this meeting via Zoom videoconference. The Board noted that notice of this meeting and Zoom meeting information was duly posted on the District's website and the Board had not received any objections to the Zoom meeting or any requests that the meeting be changed by taxpaying electors within the District's boundaries.

November 19, 2021 Special Meeting Minutes: Following discussion and review, upon a motion duly made by Director Bertron, seconded by Director Koelbel and, upon vote unanimously carried, the minutes of the November 19, 2021 Special Meeting were approved.

Public Comment: There was no public comment.

FINANCIAL MATTERS

Payment of Claims: Ms. Henderson presented for the Board's review and consideration a statement of claims. Following review, upon motion duly made by Director Bertron, seconded by Director Koelbel and, upon vote, unanimously carried, the Board approved the of the payment of claims as presented.

Mr. Beckman noted that the line item for snow removal will be higher than anticipated.

Unaudited Financial Statements: Ms. Henderson presented the unaudited financial statements to the Board. She reported that there were some operating expenses left over from South Sloan's Lake Metropolitan District No. 1 ("District No. 1"), requiring the Board to amend the budget at a later meeting.

Upon a motion duly made by Director Koelbel, seconded by Director Bertron and, upon vote unanimously carried, the unaudited financial statements were approved as presented.

LEGAL MATTERS

Dissolution of District No. 1: Attorney Hoistad noted that the dissolution of District No. 1 is complete.

May 3, 2022 Election: Mr. Beckman reported that the Call for Nominations has been mailed and emailed to eligible electors, and posted to the District's website. He further reported that he has received one request for a self-nomination from a District resident, however the form has not yet been returned.

OPERATIONS MATTERS

BrightView Landscape Design: The Board reviewed and discussed design concepts for the landscaping beds on 17th Avenue and Quitman. Following discussion, the Board directed Mr. Beckman to request updated designs and

proposals from BrightView as discussed.

Snow Removal: Mr. Beckman discussed the possibility of the District purchasing a utility vehicle for snow removal and general maintenance purposes. He estimates the cost of an appropriate vehicle to be approximately \$35,000. He noted that the District will need a storage area and suggested a storage container placed in a parking space. He noted that he estimates the cost of a storage container to be approximately \$60 per month. Director Koelbel noted he could arrange for the District to lease a parking space in the Block 3 parking area for approximately \$150 per month.

Following discussion and review, upon a motion duly made by Director Bertron, seconded by Director Koelbel and, upon vote unanimously carried, the Board authorized leasing a parking space for an amount not to exceed \$150 per month from Mr. Koelbel, and Mr. Beckman to purchase equipment for an amount not to exceed \$35,000.

Chapel Plaza: Mr. Shawaker and Mr. Desmonieaux presented plaza activation concepts with the Board.

Director Koelbel commented that he appreciates the brighter color scheme for the proposed furnishings but would prefer to see it in the plaza area only rather than throughout the neighborhood. Discussion ensued regarding budget and the cost of ongoing maintenance. Director Bertrand reported that the budget could include phasing and financing to achieve the desired scope.

Director Ellertson noted that she appreciates the historical references included in the proposed improvements and expressed concern about possible vandalism. She recommended more activities such as movie nights and suggested incorporating more durable and relatively immobile furnishings and design elements.

**BOARD MEMBER
ITEMS**

Director Ellertson expressed ongoing concern that the contractor providing pet scooping services is not doing an adequate job. Mr. Beckman agreed with her assessment and informed her that Public Alliance will be exploring options. She then noted that the trash in stormwater detention areas along Quitman Street needs to be removed more frequently. Mr. Beckman reported that he will follow up with BrightView. Director Ellertson also expressed concern regarding the concrete in the District and suggested a walking tour to assess the severity of cracks and other areas which may be in need of repair.

OTHER ITEMS

None.

ADJOURNMENT

There was no other business to come before the Board, and upon a motion duly made by Director Bertron, seconded by Director Ellertson, and upon vote unanimously carried, the meeting was adjourned at 11:18 a.m.

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

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Secretary