

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
HELD
JULY 28, 2023

A special meeting of the Board of Directors ("Board") of the South Sloan's Lake Metropolitan District No. 2 ("District") was held on Friday, July 28, 2023, at 1:00 p.m. This District Board meeting was held via Zoom Videoconference. The meeting was open to the public.

ATTENDANCE

Directors present and acting:

Beth Ellertson, President
Carl Koelbel, Treasurer
Sarah Lavery, Assistant Secretary
James Bettis, Assistant Secretary
Joseph Iannuzzi, Assistant Secretary

Also present were:

AJ Beckman, District Manager; Public Alliance, LLC
Justin Janca, Field Services Manager; Public Alliance, LLC
Jon Hoistad, Esq.; McGeady Becher P.C.
Margaret Henderson; CliftonLarsonAllen LLP

**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. Attorney Hoistad noted that disclosures of potential conflicts of interest were filed with the Secretary of State by the statutory deadline.

Agenda: Mr. Beckman distributed for the Board's review and approval a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Iannuzzi, seconded by Director Koelbel 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.

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Following discussion, upon motion duly made by Director Iannuzzi, 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 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.

Public Comment: There was no public comment.

Minutes of May 19, 2023 Regular Meeting and May 26, 2023 Continued Meeting: Following discussion and review, upon a motion duly made by Director Koelbel, seconded by Director Laverty and, upon vote unanimously carried, the Board approved the Minutes as presented.

Special District Association's Annual Conference: Mr. Beckman discussed with the Board the Special District Association's Annual Conference scheduled for September 12-14, 2023. It was noted there was no interest from the Board in attending the conference.

**FINANCIAL
MATTERS**

Payment of Claims: Ms. Henderson presented for the Board's review and approval the payment of claims for the period from May 16, 2023 through July 18, 2023, in the amount of \$60,518.84.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board approved the payment of claims as presented.

Unaudited Financial Statements: Ms. Henderson presented the unaudited financial statements dated June 30, 2023, for the Board's review and acceptance.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote unanimously carried, the Board accepted the unaudited financial statements dated June 30, 2023, as presented.

**OPERATIONS
MATTERS**

Manager's Report: Mr. Beckman reviewed the Manager's Report and updated the Board regarding the working budget. Mr. Janca reported on the status of the dog stations and noted he will confirm when installation is complete.

Change Order No. 5 to the Service Agreement with BrightView Landscaping Services, Inc. ("BrightView") for Stuart Street Beautification: The Board reviewed Change Order No. 5 to the Service

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Agreement with BrightView for Stuart Street Beautification, in the amount of \$57,146.51.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board ratified approval of Change Order No. 5 to the Service Agreement with BrightView for Stuart Street Beautification.

Change Order No. 6 to the Service Agreement with BrightView Landscaping Services, Inc. for Quitman Rock Conversion: The Board reviewed Change Order No. 6 to the Service Agreement with BrightView for Quitman Rock Conversion, in the amount of \$28,901.49.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board ratified approval of Change Order No. 6 to the Service Agreement with BrightView for Quitman Rock Conversion.

Change Order No. 7 to the Service Agreement with BrightView to Top Dress Breeze and Convert Turf to Cobble on 16th Between Perry and Quitman: The Board reviewed Change Order No. 7 to the Service Agreement with BrightView to top dress breeze and convert turf to cobble on 16th between Perry and Quitman, in the amount of \$4,443.95.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board ratified approval of Change Order No. 7 to the Service Agreement with BrightView to top dress breeze and convert turf to cobble on 16th between Perry and Quitman.

Change Order No. 8 to the Service Agreement with BrightView to Add Pea Gravel to Chapel Beds: The Board reviewed Change Order No. 8 to the Service Agreement with BrightView to add Pea Gravel to Chapel Beds, in the amount of \$4,572.48.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board ratified approval of Change Order No. 8 to the Service Agreement with BrightView to add Pea Gravel to Chapel Beds.

Change Order No. 9 to the Service Agreement with BrightView for Chapel Plaza Beds Near Raleigh: The Board reviewed Change Order No. 9 to the Service Agreement with BrightView for Chapel Plaza beds near Raleigh, in the amount of \$3,996.41.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried,

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the Board ratified approval of Change Order No. 9 to the Service Agreement with BrightView for Chapel Plaza beds near Raleigh.

Change Order No. 10 to the Service Agreement with BrightView to Convert Area Next to Chapel on Stuart Street, Alamo Drive, and Perry Street Near Brewery to Cobble: The Board reviewed Change Order No. 10 to the Service Agreement with BrightView to convert area next to chapel on Stuart Street, Alamo Drive, and Perry Street near brewery to cobble, in the amount of \$9,457.50.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board ratified approval of Change Order No. 10 to the Service Agreement with BrightView to convert area next to chapel on Stuart Street, Alamo Drive, and Perry Street near brewery to cobble.

Change Order No. 11 to the Service Agreement with BrightView for Additional Tree Planting in District: The Board reviewed Change Order No. 11 to the Service Agreement with BrightView for additional tree planting in District, in the amount of \$9,716.17.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board ratified approval of Change Order No. 11 to the Service Agreement with BrightView for additional tree planting in District.

Change Order No. 12 to the Service Agreement with BrightView Landscaping Services, Inc. for Chapel Beds Mulching: The Board reviewed Change Order No. 12 to the Service Agreement with BrightView for Chapel Beds mulching, in the amount of \$4,864.65.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board ratified approval of Change Order No. 12 to the Service Agreement with BrightView for Chapel Beds mulching.

Change Order No. 13 to the Service Agreement with BrightView for Quitman Plant Replacements: The Board reviewed Change Order No. 13 to the Service Agreement with BrightView for Quitman plant replacements, in the amount of \$2,324.33.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board ratified approval of Change Order No. 13 to the Service Agreement with BrightView for Quitman plant replacements.

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Change Order No. 14 to the Service Agreement with BrightView for 17th Street Plant Replacements: The Board reviewed Change Order No. 14 to the Service Agreement with BrightView for 17th Street plant replacements, in the amount of \$7,729.33.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board ratified approval of Change Order No. 14 to the Service Agreement with BrightView for 17th Street plant replacements.

Change Order No. 15 to the Service Agreement with BrightView for Shrub Removal: The Board reviewed Change Order No. 15 to the Service Agreement with BrightView for shrub removal, in the amount of \$2,648.04.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board ratified approval of Change Order No. 15 to the Service Agreement with BrightView for shrub removal.

Change Order No. 16 to the Service Agreement with BrightView for Stuart Street Irrigation: The Board reviewed Change Order No. 16 to the Service Agreement with BrightView for Stuart Street Irrigation, in the amount of \$10,131.90.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board ratified approval of Change Order No. 16 to the Service Agreement with BrightView for Stuart Street Irrigation.

Change Order No. 1 to the Master Service Agreement with Matrix Design Group, Inc. for the Third Quarter Inspection: The Board reviewed Change Order No. 1 to the Master Service Agreement with Matrix Design Group, Inc. for the third quarter inspection, in the amount of \$2,000.00.

Following discussion and review, upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the Board ratified approval of Change Order No. 1 to the Master Service Agreement with Matrix Design Group, Inc. for the third quarter inspection.

**BOARD MEMBER
ITEMS**

Director Iannuzzi asked if the District is affiliated with the West Colfax Business Improvement District. Mr. Beckman confirmed the two Districts are not affiliated with each other.

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Director Bettis asked about traffic calming along West 17th Avenue and thefts in cars. Mr. Beckman recommended the Board contact Denver Public Works Department and Director Koelbel recommended the Board contact Denver City Councilwoman Jamie Torres.

LEGAL ITEMS

None.


OTHER MATTERS

Director Bettis commended the operators of “the Bazaar” weekend event at Chapel Plaza. He noted they are doing a better job of cleaning up.

ADJOURNMENT

There was no other business to come before the Board and upon a motion duly made by Director Ellertson, seconded by Director Bettis and, upon vote unanimously carried, the meeting was adjourned.

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

DocuSigned by:

Secretary
