

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 HELD DECEMBER 15, 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, December 15, 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
Sarah Lavery, Assistant Secretary
Joseph Iannuzzi, Assistant Secretary

Following discussion, upon motion made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the absences of Directors Carl Koelbel and James Bettis were excused.

Also present were:

Ann Finn, District Manager; Public Alliance LLC
Jon Hoistad, Esq.; McGeady Becher P.C.
Margaret Henderson; CliftonLarsonAllen LLP
Leigh Dufresne; BrightView Landscape Services, Inc. (for a portion of the meeting)

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: Ms. Finn 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 Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the Agenda as presented.

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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 Ellertson, seconded by Director Iannuzzi 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 November 17, 2023 Special Meeting: The Board reviewed the Minutes of the November 17, 2023 Special Meeting.

Following review, upon a motion duly made by Director Iannuzzi, seconded by Director Ellertson and, upon vote unanimously carried, the Board approved the Minutes as presented.

FINANCIAL MATTERS

Payment of Claims: Ms. Henderson presented for the Board's review and approval the payment of claims for the period from October 18, 2023 through December 4, 2023, in the amount of \$55,451.70.

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

OPERATIONS MATTERS

Services from BrightView Landscape Services, Inc. ("BrightView"): Ms. Dufresne reviewed the following services provided by BrightView:

1. Fall cleanup: Ms. Dufresne reviewed the scope of work and noted the schedule for fall cleanup services.
2. Day porter services: Ms. Dufresne noted the scope of work and hours the day porter performs services during the summer versus winter months.
3. Snow removal services: Ms. Dufresne noted the scope of service and trigger amounts for snow removal services. Ms. Finn noted the snow removal machine will be delivered to BrightView once the maintenance has been completed.
4. Artificial turf replacement project: Ms. Dufresne reviewed the proposal with Board. No action was taken by the Board.
5. Design plans for the installation of additional planters: Ms. Dufresne reviewed design plans for adding flower planters to the Artificial Turf Replacement Project. Following discussion, the

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Board requested pricing for the additional planters and irrigation modification work.

6. Paver repair work: Ms. Dufresne noted she is meeting Public Alliance LLC on site to discuss the scope of work for the paver repair project.

Proposals for Tree Pruning Services: The Board reviewed proposals for tree pruning services from BrightView and Rocky Mountain Tree Care, Inc.

Following discussion, upon motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the proposal for tree pruning services from Rocky Mountain Tree Care, Inc., in the amount of \$7,200.00.

Proposal for Replacement of Two Slats at Chapel Plaza from Site Pieces, LLC: The Board reviewed a proposal for replacement of two slats at Chapel Plaza from Site Pieces.

Following discussion, upon motion duly made by Director Iannuzzi, seconded by Director Ellertson and, upon vote, unanimously carried, the Board approved the proposal for replacement of two slats at Chapel Plaza from Site Pieces, LLC, for the amount of \$263.34.

Proposals for Winter Watering from BrightView: The Board reviewed proposals for winter watering from BrightView.

Following discussion, upon motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the proposals for winter watering from BrightView, for \$1,600/per watering for December through March.

Reserve Study dated November 19, 2021: The Board reviewed a Reserve Study dated November 19, 2021. Ms. Finn noted the Reserve Study is up to date.

Resolution Authorizing the District Manager Company to Approve General Maintenance Services for a Not-To-Exceed Amount of \$1,000 Per Service, for an Accumulative Total Amount of \$5,000 Annually: The Board entered into discussion regarding a Resolution authorizing Public Alliance LLC to approve general maintenance services for a not-to-exceed amount of \$1,000 per service, for an accumulative total amount of \$5,000 annually.

Following discussion, upon motion duly made by Director Iannuzzi, seconded by Director Ellertson and, upon vote, unanimously carried, the Board adopted the Resolution authorizing the Public Alliance LLC to

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approve general maintenance services for a not-to-exceed amount of \$500 per service, for an accumulative total amount of \$3,000 annually. The Board further directed staff to include an invoice list in the meeting packet and/or manager's report.

BOARD MEMBER ITEMS

Pavers and Concrete Work: The Board noted there are issues with the pavers and concrete throughout the District. Ms. Finn noted she is working on obtaining proposals to repair the pavers and concrete work.

CAPITAL MATTERS

Presentation from Hines concerning a Request for Initial Acceptance of the Vault Improvements from HM Residences at Sloan's Lake LLC:

Ms. Finn noted Hines has informed her that the vault repair work has been delayed. The Board deferred further discussion.

Inspection Report dated September 26, 2023 from Matrix Design Group, Inc. for Inspection of Hines Stormwater Vault: Ms. Finn noted for the Board Hines is scheduling the repair work as noted in the inspection report provided by Matrix Design Group, Inc.

Change Order No. 3 from Matrix Design Group, Inc. for Reinspection of the Hines Stormwater Vault: The Board reviewed Change Order No. 3 from Matrix Design Group, Inc. for reinspection of the Hines Stormwater Vault once the repair work has been completed. Ms. Finn noted Hines has agreed to reimburse the District for the reinspection costs. The Board deferred action.

LEGAL ITEMS

Access Easement Agreement between the District and HM Residences at Sloan's Lake LLC for Vault Improvements: The Board deferred discussion.

Bill of Sale between the District and HM Residences at Sloan's Lake LLC for Vault Improvements: The Board deferred discussion.

Service Agreement Between the District and MIG, Inc. for Design Review Services: Ms. Finn noted she has not received a proposal from MIG, Inc. for the Board's consideration.

OTHER MATTERS

Holiday Event: The Board noted they would like the District to host a holiday event in December 2024.

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ADJOURNMENT

There was no other business to come before the Board and upon a motion duly made by Director Iannuzzi, seconded by Director Ellertson 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.

Secretary

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Ann Finn
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