

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 HELD JULY 19, 2024

A Regular Meeting of the Board of Directors ("Board") of the South Sloan's Lake Metropolitan District No. 2 ("District") was held on Friday, July 19, 2024, 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:

Sarah Lavery, Assistant Secretary
James Bettis, Assistant Secretary
Joseph Iannuzzi, Assistant Secretary

Following discussion, upon motion made by Director Bettis, seconded by Director Lavery and, upon vote, unanimously carried, the absence of Directors Ellertson and Koelbel were excused.

Also present were:

Ann Finn; Public Alliance LLC
Jon Hoistad, Esq.; McGeady Becher P.C.
Margaret Henderson; CliftonLarsonAllen LLP
Leigh Dufresne; BrightView Landscape Services, Inc.
Angus Campbell; Matrix Design Group, Inc. (for a portion of the meeting)
Jennifer Hallinan DeLeon and Chris Kalmbach; Hines (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 necessary 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 Regular Meeting.

Following discussion, upon motion duly made by Director Bettis, seconded by Director Lavery and, upon vote, unanimously carried, the Board approved the Agenda.

Meeting Location: The Board entered into discussion 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 Bettis, seconded by Director Laverty and, upon vote, unanimously carried, the Board determined to conduct this meeting via Zoom videoconference. The Board noted that notice of this meeting and the Zoom meeting information was duly posted on the District’s website and the Board has not received any objections to the meeting format or any requests that said format be changed by taxpaying electors within the boundaries of the District.

Public Comment: There were no public comments.

Minutes of June 21, 2024 Regular Meeting: The Board reviewed the Minutes of the June 21, 2024 Regular Meeting.

Following review, upon a motion duly made by Director Bettis, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the Minutes of the June 21, 2024 Regular Meeting.

Special District Association (“SDA”) Annual Conference: Ms. Finn discussed authorization for Board member attendance at the SDA Annual Conference on September 10-12, 2024 with the Board. It was noted no Directors were interested in attending the SDA conference this year.

LEGAL ITEMS

District’s Events Policy, Permit and Fees: The Board entered into discussion regarding possible revisions to the District’s Events Policy, Permit and Fees.

Following review, upon a motion duly made by Director Bettis, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the revisions to the District’s Events Policy, Permit and Fees, subject to final review by Director Bettis.

Application for an Event Permit (Fizz Fight on August 10, 2024) from GumPop Presents: The Board reviewed the Application for an Event Permit from GumPop Presents and their request for exemptions from the District’s Events Policy. Following discussion, the Board noted GumPop Presents is subject to the revised Events Policy, as adopted by the Board.

FINANCIAL MATTERS

Payment of Claims and Schedule of Cash Position: Ms. Henderson presented claims for the period from June 13, 2024 through July 16, 2024, in the amount of \$46,551.92.

Following review, upon a motion duly made by Director Bettis, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from June 13, 2024 through July 16, 2024, in the amount of \$46,551.92.

Unaudited Financial Statements: Ms. Henderson presented the unaudited financial statements, dated June 30, 2024, for the Board's review and acceptance.

Following review, upon a motion duly made by Director Bettis, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board accepted the District's unaudited financial statements, dated June 30, 2024.

CONSENT AGENDA

None.

CAPITAL MATTERS

Presentation from Hines Concerning a Request for Initial Acceptance of Block 2 Stormwater Vault Improvements from HM Residences at Sloan's Lake LLC: Ms. Hallinan and Mr. Kalmbach made a presentation and answered questions from the Board regarding Hines' request for acceptance of the Block 2 Stormwater Vault Improvements by the District. Attorney Hoistad noted that the Vault Improvements had been constructed to comply with the City of Denver's approved Stormwater Management Plan for the area and serves a regional detention function, however, the District is not obligated to accept the Vault Improvements presently, or in the future. The Board directed Ms. Finn to schedule a special meeting to discuss acceptance of Vault Improvements. No further action was taken by the Board.

Inspection Report dated February 6, 2021 – June 10, 2024 from Matrix Design Group, Inc. for Inspection of Block 2 Stormwater Vault: Mr. Campbell reviewed the Inspection Report dated February 6, 2021 – June 10, 2024 from Matrix Design Group, Inc. for Inspection of Block 2 Stormwater Vault and responded to questions from the Board related to same.

Appointment of Board Member to Review Block 2 Stormwater Vault: The Board determined it was not necessary to appoint an individual Board Member to review and make a recommendation regarding the Block 2 Stormwater Vault at this time.

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

Bill of Sale for Block 2 Stormwater Vault from HM Residences at Sloan's Lake LLC: The Board deferred discussion at this time.

**OPERATIONS
MATTERS**

Status of Paver Repair Project: Mr. Dufresne reported that the paver repair project is complete. The Board directed Public Alliance LLC to inspect the work.

Artificial Turf Replacement, Flowerpots, Boulders and Irrigation Modification Project Along 16th Street: Mr. Dufresne updated the Board regarding the status of the 16th Street Modification Project.

Status of Concrete Repair Project: Ms. Finn reported that the work is ongoing and reviewed the status report with the Board.

Proposal from Landscape Forms, Inc. for the Purchase of Two Trash Cans: The Board reviewed a proposal from Landscape Forms, Inc. for the purchase of two trash cans.

Following review, upon a motion duly made by Director Bettis, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the proposal from Landscape Forms, Inc. for the purchase of two trash cans, for the amount of \$4,974.20.

Proposal from BrightView Landscape Services, Inc. for Plant Replacements: The Board reviewed a proposal from BrightView Landscape Services, Inc. for plant replacements.

Following review, upon a motion duly made by Director Bettis, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the proposal from BrightView Landscape Services, Inc. for plant replacements, for the amount of \$10,000.

Proposal from BrightView Landscape Services, Inc. for Tree Replacements: The Board reviewed a proposal from BrightView Landscape Services, Inc. for tree replacements.

Following review, upon a motion duly made by Director Bettis, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the proposal from BrightView Landscape Services, Inc. for tree replacements, for the amount of \$8,500.

Proposal from BrightView Landscape Services, Inc. for Plant Replacements in the PLDs: The Board reviewed a proposal from BrightView Landscape Services, Inc. for plant replacements in the PLDs

Following review, upon a motion duly made by Director Bettis, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved

the proposal from BrightView Landscape Services, Inc. for plant replacements in the PLDs, in the amount of \$5,000, subject to available funding.

BOARD MEMBER

None.

ITEMS

OTHER MATTERS

Annual Meeting for Property Owners: Ms. Finn reported that the 2024 Annual Property Owners Meeting Notice was provided to all property owners on June 13, 2024. It was noted that no property owners were in attendance.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Signed by:

Ann Finn

Secretary