

RECORD OF PROCEEDINGS

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

Beth Ellertson, President

Carl Koelbel, Treasurer

Sarah Lavery, Assistant Secretary

Following discussion, upon motion made by Director Ellertson, seconded by Director Koelbel and, upon vote, unanimously carried, the absence of Director Iannuzzi was excused.

Also present were:

Ann Finn; Public Alliance LLC

Jon Hoistad, Esq.; McGeady Becher Cortese Williams P.C.

Peter Maleski; CliftonLarsonAllen LLP

Kevin Lardner; Matrix Design Group, Inc. (for a portion of the meeting)

Dawn Sienicki; Resident

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest: Ms. Finn 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. Mr. 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 Ellertson, seconded by Director Koelbel 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. It was 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.

Resignation of Director: The Board acknowledged the resignation of James Bettis from the Board and discussed the vacant Board seat and possible candidates to fill the vacancy. No action was taken.

Public Comment: There were no public comments.

Minutes of September 20, 2024 Regular Meeting: The Board reviewed the Minutes of the September 20, 2024 Regular Meeting.

Following review, upon a motion duly made by Director Laverty, seconded by Director Ellertson and, upon vote, unanimously carried, the Board approved the Minutes of the September 20, 2024 Regular Meeting.

LEGAL ITEMS

None.

FINANCIAL MATTERS

Claims: Mr. Maleski presented the claims paid for the period from July 16, 2024 through October 14, 2024, in the amount of \$213,769.46.

Following review, upon a motion duly made by Director Ellertson, seconded by Director Koelbel and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from July 16, 2024 through October 14, 2024, in the amount of \$213,769.46.

Unaudited Financial Statements: Mr. Maleski presented the unaudited financial statements, dated September 30, 2024.

Following review, upon a motion duly made by Director Ellertson, seconded by Director Koelbel and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated September 30, 2024.

CONSENT AGENDA

The following items on the consent agenda were considered routine or administrative. Following a summary by Ms. Finn, upon motion duly made Director Ellertson, seconded by Director Koelbel, and upon vote, unanimously carried, the Boards took the following actions:

- Ratified approval of a Service Agreement for Holiday Lighting Services between the District and Diggable Designs Landscape Construction, LLC d/b/a Diggable Décor.

CAPITAL MATTERS

Block 2 Stormwater Vault Improvements:

Hines Response to the Request for Additional Repair Work on the Vault and Acceptance by the District: Ms. Finn informed the Board that she contacted Hines to relay the Board's request that all repairs be completed as noted in the Inspection Report prepared by Matrix. She noted that Hines agreed to make the repairs if the District commits to accepting the vault for ownership and maintenance and executes the Access Easement Agreement and Bill of Sale.

Matrix Inspection Report: Mr. Lardner reviewed the Inspection Report and identified possible future repairs. Following discussion, the Board determined not to accept the vault until repairs have been made, leaks have been resolved and final negotiation of the terms of the Access Easement Agreement and Bill of Sale have been completed.

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

Bill of Sale: The Board deferred consideration.

OPERATIONS MATTERS

Concrete Repair Project: Ms. Finn noted the contractor completed the concrete repairs this week and that staff will inspect the work prior to payment. She further noted that staff is having difficulty obtaining proposals for the sealant work. Following discussion, the Board determined to schedule the sealant work for next year.

Snow Removal Policy for the 2024/2025 Season: The Board reviewed the snow removal policy for the 2024/2025 season.

Following review, upon a motion duly made by Director Koelbel, seconded by Director Lavery and, upon vote, unanimously carried, the Board approved the snow removal policy for the 2024/2025 season.

Proposal from BrightView Landscape Services, Inc. for Snow Removal Services: The Board reviewed a proposal from BrightView Landscape Services, Inc. for snow removal services.

Following review, upon a motion duly made by Director Koelbel, seconded by Director Lavery and, upon vote, unanimously carried, the Board approved the proposal from BrightView Landscape Services, Inc. for snow removal services and authorized preparation and execution of a Service Agreement for Snow Removal Services by and between the District and BrightView Landscape Services, Inc.

Proposal from BrightView Landscape Services, Inc. for November and December 2024 Tree Watering: The Board reviewed a proposal from BrightView Landscape Services, Inc. for November and December tree watering.

Following review, upon a motion duly made by Director Ellertson, seconded by Director Koelbel and, upon vote, unanimously carried, the Board approved the proposal from BrightView Landscape Services, Inc. for November and December tree watering, for the amount of \$4,400.

Proposal from BrightView Landscape Services, Inc. for January through March 2025 Tree Watering: The Board reviewed a proposal from BrightView Landscape Services, Inc. for January through March tree watering.

Following review, upon a motion duly made by Director Ellertson, seconded by Director Koelbel and, upon vote, unanimously carried, the Board approved the proposal from BrightView Landscape Services, Inc. for January through March tree watering, for the amount of \$4,400.

Amended and Restated Events Policy: The Board reviewed an Amended and Restated Events Policy.

Following review, upon a motion duly made by Director Laverty, seconded by Director Ellertson and, upon vote, unanimously carried, the Board approved the Amended and Restated Events Policy, which incorporates a map designating approved locations for portable restrooms.

Proposals for Security Services: The Board discussed pricing for security services. No action was taken.

**BOARD MEMBER
ITEMS**

Director Ellertson requested that more attention/follow-up be done by Public Alliance LLC regarding inspections and services provided by BrightView Landscape Services, Inc.

BUDGET WORKSHOP

Draft 2025 Budget: Mr. Maleski reviewed the draft 2025 budget with the Board. Discussion ensued regarding landscaping and capital improvement projects and the need for a robust capital reserve.

ADJOURNMENT

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

Signed by:

Ann Finn

Secretary