

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 HELD NOVEMBER 15, 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, November 15, 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
Joseph Iannuzzi, Assistant Secretary

Also present were:

Ann Finn; Public Alliance LLC
Jon Hoistad, Esq.; McGeady Becher Cortese Williams P.C. (for a portion of the meeting)
Margaret Henderson; CliftonLarsonAllen LLP
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, as amended.

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 the 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: Ms. Sienicki expressed her support for the 16th Street Renovation Project.

Minutes of October 18, 2024 Regular Meeting: The Board reviewed the Minutes of the October 18, 2024 Regular Meeting.

Following review, upon a motion duly made by Director Ellertson, seconded by Director Koelbel and, upon vote, unanimously carried, the Board approved the Minutes of the October 18, 2024 Regular Meeting.

Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: Following discussion, the Board determined to hold regular meetings in 2025 at 1:00 p.m. on the third Friday of every month via Zoom.

Following discussion, upon motion duly made by Director Koelbel, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board adopted the Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

2025 Annual Meeting and Statutory Annual Meeting: The Board entered into discussion regarding the schedule for the District's 2025 Annual Meeting and Statutory Annual Meeting.

Following discussion, upon motion duly made by Director Koelbel, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board determined to schedule the Annual Meeting on June 20, 2025 in conjunction with that month's regular meeting (via Zoom) and the Statutory Annual Meeting at 12:30 p.m. on September 19, 2025 (via Zoom).

District Insurance and Special District Association ("SDA") Membership: The Board discussed 2025 insurance and SDA membership renewal.

Following discussion, upon a motion duly made by Director Koelbel, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved renewing the District's insurance coverage and SDA membership and instructed consultants to proceed accordingly.

LEGAL ITEMS

Resolution Calling Regular Election for Directors May 6, 2025: Following discussion, upon a motion duly made by Director Koelbel, seconded by Director Ellertson and, upon vote unanimously carried, the

Board adopted the Resolution Calling Regular Election for Directors May 6, 2025, appointed the Designated Election Official (“DEO”), and authorized the DEO to perform all tasks required for the conduct of mail ballot election.

§32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification for 2025: Ms. Finn discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2025. Following discussion, the Board directed staff to prepare and post the Transparency Notice per statute.

FINANCIAL MATTERS

2024 Audit: The Board considered the engagement of Beckstead & Co. LLC to prepare the 2024 Audit.

Following discussion, upon motion duly made by Director Iannuzzi, seconded by Director Ellertson and, upon vote, unanimously carried, the Board approved the Engagement Letter with Beckstead & Co. LLC to perform the 2024 Audit, for the amount of \$7,000.

2024 Budget Amendment Hearing: The President opened the public hearing to consider the amendment of the 2024 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider the amendment of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Following discussion, it was determined that no amendment to the 2024 Budget was required.

Public Hearing on 2025 Budget: The President opened the public hearing to consider the proposed 2025 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2025 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received, and the President closed the public hearing.

Ms. Henderson reviewed the estimated year-end 2024 revenues and expenditures and proposed 2025 estimated revenues and expenditures. Following discussion, upon a motion duly made by Director Koelbel, seconded by Director Ellertson and, upon vote, unanimously carried, the Board adopted the Resolution to Adopt the 2025 Budget and Appropriate Sums of Money, and the Resolution to Set Mill Levies (14.644 mills to the

General Fund and 23.800 mills to the Debt Service Fund, for a total of 38.444 mills). The District Accountant was directed to transmit the Certification of Tax Levies to the Denver Assessor no later than December 15, 2024. The District Manager was directed to transmit the Certification of Budget to the Division of Local Government no later than January 31, 2025.

DLG-70 Certification of Tax Levies Form and Mill Levy Public Information Form: Following discussion, upon motion duly made by Director Koelbel, seconded by Director Ellertson and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form and Mill Levy Public Information form for certification to the Board of County Commissioners and other interested parties.

Resolution Authorizing Adjustment of District Mill Levy in Accordance with the Service Plan: The Board entered into discussion regarding a Resolution Authorizing Adjustment of District Mill Levy in Accordance with the Service Plan. Following discussion, it was determined that adoption of the Resolution was not necessary.

CliftonLarsonAllen LLP (“CLA”) 2025 Statements of Work: Ms. Henderson reviewed the CLA 2025 Statements of Work. Following discussion, upon motion duly made by Director Iannuzzi, seconded by Director Ellertson and, upon vote, unanimously carried, the Board approved the CLA 2025 Statements of Work.

2026 Budget Preparation: The Board discussed preparation of the 2026 Budget.

Following discussion, upon motion duly made by Director Iannuzzi, seconded by Director Ellertson and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2026 Budget.

CONSENT AGENDA

There were no consent agenda items.

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 had not received a response from Hines concerning the additional repair work for vault.

OPERATIONS MATTERS

Concrete Repair Project: Ms. Finn informed the Board that the contractor had completed repairs and Public Alliance LLC had inspected the work. Ms. Finn recommended payment to the contractor. Following discussion, the Board authorized payment as recommended.

Proposals for Security Services: The Board reviewed a proposal from Spear Security & Patrol, Inc. for security services.

Following discussion, upon a motion duly made by Director Ellertson, seconded by Director Koelbel and, upon vote, unanimously carried, the Board approved the proposal from Spear Security & Patrol, Inc. for security services, for the amount of \$2,000 per month. The Board further authorized District Counsel to prepare a Service Agreement with Spear Security & Patrol, Inc.

Proposal from BrightView Landscape Services, Inc. for 16th Street Beautification: The Board reviewed a revised proposal from BrightView Landscape Services, Inc. for the 16th Street Renovation Project. Ms. Finn noted the revised proposal includes additional plant material. Director Ellertson proposed the renovation project consisting of pavers and flowerpots, similar to the 16th Street landscaping plan recently completed. Ms. Sienicki expressed a preference for the landscaping plan presented at the meeting, noting the installation of pavers and flowerpots aligns more closely with a commercial setting, rather than a residential one. Following discussion, the Board determined to walk the site prior to making a decision.

Proposal from BrightView Landscape Services, Inc. for Perry Street Rock Conversion: The Board reviewed a proposal from BrightView Landscape Services, Inc. for the Perry Street Rock Conversion Project. Following discussion, the Board determined to walk the site prior to making a decision.

Proposal from BrightView Landscape Services, Inc. for 2025 Landscape Services: The Board reviewed a proposal from BrightView Landscape Services, Inc. for 2025 landscape services.

Following discussion, 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 2025 landscape services and directed District Counsel to prepare a Service Agreement.

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

Following discussion, 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 tree pruning. The Board directed District Staff to prepare a Change Order for the approved work.

Proposal from BrightView Landscape Services, Inc. for Storm Clean-Up: The Board reviewed a proposal from BrightView Landscape Services, Inc. for storm clean-up services.

Following discussion, 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 storm clean-up services, for the amount of \$585.

Proposal from BrightView Landscape Services, Inc. for Clean-Up of Gravel Areas by the Chapel: The Board reviewed a proposal from BrightView Landscape Services, Inc. for clean-up of the gravel area by the Chapel.

Following discussion, upon a motion duly made by Director Iannuzzi, seconded by Director Ellertson and, upon vote, unanimously carried, the Board approved the proposal from BrightView Landscape Services, Inc. for clean-up of the gravel area by the Chapel, for the amount of \$831.56.

Tree and Shrub Replacements: Ms. Finn reported to the Board that Public Alliance LLC conducted an inspection of the tree and shrub replacements and all replacements were made, per the Scope of Work. Ms. Finn noted BrightView Landscape Services, Inc. agreed to extend the warranty for the shrubs and plant material through the spring 2025.

Holiday Lights: Ms. Finn noted the holiday lights are currently being installed.

Proposal from Charles Taylor Engineering Technical Services for Level 2 Reserve Study Update with Site Visit: The Board reviewed a proposal from Charles Taylor Engineering Technical Services for Level 2 Reserve Study Update with Site Visit.

Following discussion, upon a motion duly made by Director Iannuzzi, seconded by Director Ellertson and, upon vote, unanimously carried, the Board approved the proposal from Charles Taylor Engineering Technical Services for Level 2 Reserve Study Update with Site Visit and authorized District Counsel to prepare a Service Agreement.

Proposal from Diversified Underground Inc. for Locate Services: The Board reviewed a proposal from Diversified Underground Inc. for locate services.

Following discussion, upon a motion duly made by Director Iannuzzi, seconded by Director Lavery and, upon vote, unanimously carried, the Board approved the proposal from Diversified Underground Inc. for locate services and authorized District Counsel to prepare a Service Agreement.

Submittals to the Sloan's Design Review Committee Concerning Signage for Bowls by KO and Salon CoCo Lakehouse: Ms. Finn noted two new businesses (Bowls by KO and Salon CoCo Lakehouse) applied for signage approval. No action was required by the Board.

Maintenance Responsibilities for Block 3 and The Patio Restaurant Installing a Tent Over the Open Space Easement: Ms. Finn noted The Patio placed a tent over the Open Space Easement and on an area the District is required to maintain. Attorney Hoistad recommended a License Agreement be entered into with the property owner whereby the property owner is required to maintain the area. Following discussion, the Board authorized Attorney Hoistad to negotiate and draft a License Agreement between the District and the owner of the property.

**BOARD MEMBER
ITEMS**

Landscape Maintenance: Director Ellertson requested removal of the dead plant material in the District.

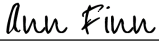
OTHER

Addendum to the Management Services Agreement with Public Alliance LLC for Management Services: The Board reviewed an Addendum to the Management Services Agreement with Public Alliance LLC for management services.

Following discussion, upon a motion duly made by Director Iannuzzi, seconded by Director Lavery and, upon vote, unanimously carried, the Board approved the Addendum to the Management Services Agreement with Public Alliance LLC for management services.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Lavery, seconded by Director Koelbel and, upon vote, unanimously carried, the meeting was adjourned.

Signed by:

Secretary

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