

## RECORD OF PROCEEDINGS

### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 HELD JANUARY 17, 2025

A Regular Meeting of the Board of Directors ("Board") of the South Sloan's Lake Metropolitan District No. 2 ("District") was held on Friday, January 17, 2025, 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 absence of Director Koelbel was excused.

##### **Also present were:**

Ann Finn; Public Alliance LLC  
Megan Becher, Esq.; McGeady Becher Cortese Williams P.C. (for a portion of the meeting)  
Margaret Henderson; CliftonLarsonAllen LLP  
Alexis Lawrence; 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. Attorney Becher 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 Iannuzzi 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.

**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://southsloanslakemetro.org/> or if posting on the website is unavailable, notice will be posted at 1596 Stuart Street on a fence behind the Chapel.

**Public Comment:** There were no public comments.

**Minutes of November 15, 2024 Regular Meeting:** The Board reviewed the Minutes of the November 15, 2024 Regular Meeting.

Following review, upon a motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the Minutes of the November 15, 2024 Regular Meeting.

## **LEGAL ITEMS**

**Revocable License Agreement between the District and Waterside Group LLC d/b/a The Patio at Sloan's:** Attorney Becher reviewed the Revocable License Agreement with the Board.

Following review, upon a motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the Revocable License Agreement between the District and Waterside Group LLC d/b/a The Patio at Sloan's related to maintenance responsibilities for Block 3, subject to final legal review and revisions.

## **FINANCIAL MATTERS**

**Payment of Claims:** Ms. Henderson presented for the Board's consideration claims for the period from October 14, 2024 through January 10, 2025, in the amount of \$107,746.80.

Following review, upon a motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from October 14, 2024 through January 10, 2025, for the amount of \$107,746.80.

**Unaudited Financial Statements:** Ms. Henderson reported to the Board that unaudited financial statements are not available at this time and advised that she will provide cash position statements at future meetings.

### **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 Iannuzzi, and upon vote, unanimously carried, the Boards took the following actions:

- Ratified approval of Service Agreement for Security Services by and between the District and Spear Security, Inc.
- Ratified approval of proposal from BrightView Landscape Services, Inc. (“**BrightView**”) for storm clean-up, in the amount of \$585.
- Ratified approval of proposal from BrightView for clean-up of gravel areas by the Chapel, in the amount of \$831.56.

### **CAPITAL MATTERS**

There were no capital matters to discuss at this time.

### **OPERATIONS MATTERS**

**2025 16th Street Renovation Project:** Ms. Finn presented a proposal and map from BrightView for the 2025 16th Street Renovation Project. Ms. Lawrence expressed her support for the project as presented. Director Ellertson recommended an alternative plant for the knockout roses, and the Board directed Ms. Finn to discuss alternative options with BrightView.

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 for the 2025 16th Street Renovation Project, for the amount of \$58,163.37 and directed District Counsel to prepare the related Service Agreement. Ms. Finn noted that irrigation modification costs were not included in the proposal.

**Proposal from BrightView for the 2025 Perry Street Rock Conversion Project:** The Board reviewed a proposal and drawings from BrightView for the 2025 Perry Street Rock Conversion Project.

Following discussion, upon a motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the proposal from BrightView for the 2025 Perry Street Rock Conversion Project, in the amount of \$37,689.14 and directed District Counsel to prepare the related Service Agreement.

**Proposal from Muttley’s Maid for Pet Station Services:** The Board reviewed a proposal from Muttley’s Maid for pet station services.

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

Board approved the proposal from Muttley's Maid for pet station services and directed District Counsel to prepare the related Service Agreement.

**Security Activity Reports:** The Board reviewed the Security Activity Reports. No action was taken by the Board.

**Proposal from Colorado Service Company for Power Washing Services:** The Board reviewed a proposal from Colorado Service Company for power washing services.

Following discussion, upon a motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the proposal from Colorado Service Company for power washing services, for the amount of \$8,950 and directed District Counsel to prepare the related Service Agreement.

**Community Garden Rules and Regulations to Include a Deposit for Plot Maintenance to Cover Costs Incurred by the District for Violations:** The Board entered into discussion regarding amending the Community Garden Rules and Regulations to include a deposit for plot maintenance to cover costs incurred by the District for violations.

Following discussion, upon a motion duly made by Director Iannuzzi, seconded by Director Ellertson and, upon vote, unanimously carried, the Board approved amending the Community Garden Rules and Regulations to include a \$50 deposit for plot maintenance to cover costs incurred by the District for violations. It was noted the deposit will be returned to gardeners if their assigned plot is cleaned up by the deadline.

**Maintenance Items:**

**Electrical Issues/Site Lighting Repairs:** Ms. Finn reported to the Board that Public Alliance LLC is working with an electrician on the site lighting issues. She noted the street light replacement has been delivered to the contractor. She also noted the electrician believes there is an underground break that needs to be investigated.

**Snow Removal/Ventrac Maintenance Services:** The Board entered into discussion regarding snow removal services and a new contractor to perform maintenance services for Ventrac. No action was taken by the Board.

**Results of the Chapel Roof Inspection:** Ms. Finn noted the roof was inspected on January 15, 2025 and she is waiting for the inspection report and recommended repair work.

**BOARD MEMBER  
ITEMS**

**Concrete Deterioration:** Director Lavery informed the Board of deterioration on the concrete sidewalks along 17th Street. Ms. Finn noted that Public Alliance LLC will conduct an inspection of the area.

**Holiday Lights:** Director Iannuzzi noted holiday lights were not installed on 17<sup>th</sup> Street near The Patio restaurant.

**Tethered Dogs:** Director Ellertson noted she has not observed any dogs tied up in the PLDs, as previously reported by Rita with Muttley's Maid. She noted that she will notify Public Alliance LLC if such instances occur and requested the removal of stakes from the trees.

**OTHER**

There were no other items to discuss.

**ADJOURNMENT**

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

Signed by:

*Ann Finn*

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Secretary