

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 HELD MARCH 21, 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, March 21, 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
Carl Koelbel, Treasurer
Sarah Lavery, Assistant Secretary
Joseph Iannuzzi, Assistant Secretary

Also present were:

Ann Finn and Sarah Warner; 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. 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 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 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: There were no public comments.

Minutes of January 17, 2025 Regular Meeting: The Board reviewed the Minutes of the January 17, 2025 Regular Meeting.

Following review, upon a motion duly made by Director Ellertson, seconded by Director Laverty and, upon vote, unanimously carried, the Board approved the Minutes of the January 17, 2025 Regular Meeting.

May 6, 2025 Regular Election: Ms. Finn noted that because there were not more candidates than seats available on the Board, the election was cancelled, as allowed by statute. The Board entered into discussion regarding reaching out to the community to determine if any residents are interested in serving on the Board.

LEGAL ITEMS

Revocable License Agreement between the District and Waterside Group LLC d/b/a The Patio at Sloan's (Concerning Maintenance Responsibilities for Block 3): Attorney Hoistad reviewed the Revocable License Agreement with the Board. Director Koelbel noted the owner will be required to pour new concrete panels where they drilled into the concrete.

Following review, upon a motion duly made by Director Koelbel, seconded by Director Ellertson 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.

FINANCIAL MATTERS

Payment of Claims: Ms. Henderson presented for the Board's consideration claims for the period from January 10, 2025 through March 3, 2025, in the amount of \$55,901.52.

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 January 10, 2025 through March 3, 2025, in the amount of \$55,901.52.

Unaudited Financial Statements: Ms. Henderson reviewed with the Board the Unaudited Financial Statements through the period ending December 31, 2024, and the Schedule of Cash Position, updated as of February 10, 2025.

Following review, upon motion duly made by Director Iannuzzi, seconded by Director Ellertson and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements through the period ending December 31, 2024, and the Schedule of Cash Position, updated February 10, 2025.

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 the proposal from Academy Roofing Inc. for the Chapel roof repair work, in the amount of \$4,406.
- Ratified approval of Change Order No. 1 to the Service Agreement for Landscape Services (2025) between the District and BrightView Landscape Services, Inc. (“BrightView”) for fabric replacement and pea gravel top dress, in the amount of \$831.56.

OPERATIONS MATTERS

Maintenance Items:

Electrical Issues/Site Lighting Repairs: Ms. Warner discussed site lighting issues with the Board.

Proposal from Greiner Electric, LLC for Light Repair on 16th Avenue and Raleigh Street: Ms. Warner reviewed a proposal from Greiner Electric, LLC for light repair on 16th Avenue and Raleigh Street, in the amount of \$13,404. Director Lavery noted that the pavers would need to be removed and replaced with landscape fabric and 6” of sand. Ms. Warner indicated she would relay this information to the contractor. No action was taken by the Board.

Vault Repair Work: Ms. Warner provided an overview of the inspection report, including the estimated costs associated with the maintenance and repair of the vaults and CDS. She further reported that the District had been contacted by the City and County of Denver regarding the vault located in Block 4.

Proposal from Enviro-Vac Inc. to Clean Vaults: The Board reviewed a proposal from Enviro-Vac Inc. to clean vaults.

Following review, upon motion duly made by Director Lavery, seconded by Director Koelbel and, upon vote, unanimously carried, the Board approved the proposal from Enviro-Vac Inc. to clean vaults with an additional scope of work to include all vaults and CDS, for an amount not to exceed \$35,000.

Proposal from Western Specialty Contractors for Vault Repair Work:
The Board deferred discussion at this time.

Snow Removal Services: The Board entered into discussion regarding snow removal services. Ms. Finn noted the District requested additional ice mitigation this season due to the weather conditions.

2025 16th Street Renovation Project: Ms. Finn informed the Board that Leigh Dufresne with BrightView will provide a schedule of events for the project, which she will distribute to the Board upon receipt.

2025 Perry Street Rock Conversion Project: Ms. Finn informed the Board that Leigh Dufresne with BrightView will provide a schedule of events for the project, which she will distribute to the Board upon receipt.

2025 Tree Pruning Service Agreement between the District and BrightView: Ms. Finn reviewed the 2025 Tree Pruning Service Agreement between the District and BrightView with the Board.

Following review, upon motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the 2025 Tree Pruning Service Agreement between the District and BrightView, in the amount of \$22,785.00.

BOARD MEMBER ITEMS


BrightView: Director Ellertson noted she is happy with the services being provided by Brightview and the current security services.

OTHER BUSINESS

April Meeting: Ms. Finn requested that the April 18, 2025 meeting be rescheduled to April 25, 2025. The Board concurred.

ADJOURNMENT

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

Signed by:

Secretary

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