

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 HELD APRIL 25, 2025

A Special Meeting of the Board of Directors ("Board") of the South Sloan's Lake Metropolitan District No. 2 ("District") was held on Friday, April 25, 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
Chad Butler; Resident (for a portion of the meeting)

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 Special Meeting.

Following discussion, upon motion duly made by Director Ellertson, seconded by Director Lavery 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: Mr. Butler addressed the Board and requested consideration for improvements to the right-of-way (ROW) landscaping along West Conejos Place between Quitman Street and Perry Street. The Board acknowledged the request and noted that it will be taken under consideration during the 2026 planning process.

Minutes of March 21, 2025 Regular Meeting: The Board reviewed the Minutes of the March 21, 2025 Regular Meeting.

Following review, upon a motion duly made by Director Ellertson, seconded by Director Lavery and, upon vote, unanimously carried, the Board approved the Minutes of the March 21, 2025 Regular Meeting.

Vacancy on the Board: Ms. Finn informed the Board that she has been in contact with a resident who may be interested in serving on the Board of Directors. Director Ellertson requested to be included in any future discussions with the potential candidate.

LEGAL ITEMS

Chapel: Attorney Hoistad presented a request from Mr. Danny Newman regarding the potential use of the Chapel for a private commercial purpose (ice cream shop). Following discussion, the Board requested that Mr. Newman provide additional information prior to consideration. Director Lavery directed staff to notify Mr. Newman that the Chapel currently lacks power and water service.

FINANCIAL MATTERS

Payment of Claims: Ms. Henderson presented claims for the period from March 4, 2025 through April 21, 2025, in the amount of \$24,078.58.

Following review, upon a motion duly made by Director Lavery, seconded by Director Koelbel and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from March 4, 2025 through April 21, 2025, in the amount of \$24,078.58.

Unaudited Financial Statements: Ms. Henderson reviewed Unaudited Financial Statements through the period ending March 31, 2025, and the Schedule of Cash Position, updated as of April 18, 2025.

Following review, upon motion duly made by Director Lavery, seconded by Director Koelbel and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements through the period ending March 31, 2025, and the Schedule of Cash Position, updated April 18, 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 Service Agreement for Reserve Study Services between the District and Charles Taylor Engineering Technical Services LLC.

OPERATIONS MATTERS

Maintenance Items:

Electrical Issues/Site Lighting Repairs: Ms. Finn discussed electrical issues with the Board.

Service Agreement for Light Repair Services between the District and Greiner Electric, LLC for Light Repair on 16th Avenue and Raleigh Street: Ms. Finn reviewed a Service Agreement for Light Repair Services between the District and Greiner Electric, LLC for light repair on 16th Avenue and Raleigh Street.

Following review, upon motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the Service Agreement for Light Repair Services between the District and Greiner Electric, LLC for light repair on 16th Avenue and Raleigh Street, in the amount of \$13,404.

Vault Repair Work: Ms. Finn reported to the Board that preliminary vault cleaning has been completed. An inspection is scheduled for April 28, 2025, with Director Laverty, Matrix Design Group, Inc., and Western Specialty Contractors to evaluate the need for additional maintenance or repairs.

Chapel Plaza Mulch: Ms. Finn reviewed a proposal from BrightView Landscape Services, Inc. (“BrightView”) for mulching the planting beds located in the Chapel Plaza. Following review, upon motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the proposal for mulching the Chapel Plaza planting beds, in the amount of \$4,600.

Ice Plant Replacement: Ms. Finn reviewed a proposal from BrightView for replacing the ice plant located along W. Conejos Place, for \$998.49. Following discussion, the Board determined not to replace the ice plant at this time, pending determination of the 2026 renovation plan.

2025 16th Street Renovation Project: Ms. Finn noted that the renovation project and walk-through have been completed. A warranty inspection for the installed plant material will be scheduled in 90 days.

2025 Perry Street Rock Conversion Project: Ms. Finn reported to the Board that the project and walk-through have been completed, noting that a resident had expressed a preference for sod rather than rock. Director Ellertson commented that Odell Brewing was pleased with the completed renovation.

Events for 2025: Ms. Finn informed the Board that Gum Pop Presents will host a Spring Bazaar event May 10–11, 2025.

**BOARD MEMBER
ITEMS**

Bike Rack: Director Ellertson reported that the bicycle rack located at the corner of Quitman Street and 17th Street is damaged and requires repair or replacement.

OTHER BUSINESS

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 Koelbel and, upon vote, unanimously carried, the meeting was adjourned.

Signed by:

Ann Finn

Secretary