

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF  
SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
HELD  
MAY 16, 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, May 16, 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.  
Margaret Henderson; CliftonLarsonAllen LLP  
Danny Newman; Entrepreneur (attended 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 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:** There were no public comments.

**May 6, 2025 Regular Election for Directors:** The Board entered into discussion regarding the May 6, 2025 Regular Election for Directors.

Ms. Finn reported that the Regular Election for Directors scheduled for May 6, 2025, was cancelled. Directors Ellertson and Koelbel were re-elected by acclamation to serve terms through 2029.

**Appointment of Officers:** The Board considered appointment of Officers for the District. Following consideration, upon a motion duly made by Director Koelbel, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board appointed Director Ellertson as President, Director Koelbel as Treasurer, Ms. Finn as Secretary, Director Iannuzzi as Assistant Secretary, and Director Laverty as Assistant Secretary.

**Minutes of the April 25, 2025 Special Meeting:** The Board reviewed the Minutes of the April 25, 2025 Special Meeting. Following review, upon a motion duly made by Director Laverty, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the Minutes of the April 25, 2025 Special Meeting.

## **LEGAL ITEMS**

**Chapel:** The Board discussed a proposal from Danny Newman regarding the potential use of the Chapel for an ice cream shop. Mr. Newman attended the meeting to present his idea. Following discussion, the Board requested additional information from Mr. Newman before making a determination.

## **FINANCIAL MATTERS**

There were no financial matters to discuss.

## **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 Koelbel, seconded by Director Ellertson and, upon vote, unanimously carried, the Boards took the following actions:

- Ratified approval of proposal from BrightView Landscape Services, Inc. for Chapel Plaza mulch, in the amount of \$4,600.

## **OPERATIONS MATTERS**

### **Maintenance Items:**

**Electrical Issues/Site Lighting Repairs:** Ms. Warner reported she is meeting with an electrician to address the broken electrical line, replacement of an electrical panel, and repairs to the bench lights.

*Vault Repair Work:* Ms. Warner reported that a portion of the Block 4 vault has been cleaned out. She noted the south section of the Block 4 vault and the Block 3 vaults still require cleaning. She presented an estimated budget for the remaining vault maintenance and repair work.

*Proposal from Western Specialty Contractors:* The Board reviewed a proposal from Western Specialty Contractors for vault repair work in the amount of \$41,033.71.

Following discussion, action on the proposal was deferred. The Board requested Matrix review the proposal and prioritize the repairs for budgeting purposes.

*Bike Rack at Quitman and 17<sup>th</sup> Street:* Ms. Warner reported that she is in the process of replacing the broken bike rack located at the corner of Quitman and 17th Street.

*Chapel Plaza Mulch:* Ms. Warner noted that the mulching of the Chapel Plaza beds is being scheduled.

**Gum Pop Presents Spring Bazaar Event:** The Board discussed the Gum Pop Presents Spring Bazaar Event held on May 10th and 11th. Residents of the Lake House expressed concerns regarding the placement of the porta potties during the event. Director Ellertson noted that the event signage still needs to be removed. Ms. Finn stated that she will look into alternative locations for porta potties for future events to address resident concerns.

**BOARD MEMBER  
ITEMS**

**Pet Signs:** A request was made to replace broken pet signs and install additional signage in the newly landscaped areas.

**Pet Stations:** Director Ellertson was requested the pet waste stations be rotated within the newly landscaped areas for improved accessibility.

**Bike Rack:** Director Ellertson requested the broken bike rack be replaced.

**Flower Pots:** Director Ellertson requested the schedule for the flower pot planting.

**Community Garden:** The Board discussed the status of the community garden and its rentals. Ms. Warner reported the community garden area has been cleaned up.

**2026 Capital Improvements:** The Board requested staff to obtain estimates for potential capital improvements along W. Conejos Place for the 2026 budget. It was noted that the ice plant in that area is not performing well this year.

**Permeable Landscape Detention Areas:** Director Iannuzi noted that the PLDs were overflowing during a recent rainstorm. Director Laverty clarified that the PLDs are designed to overflow and drain slowly as part of their function.

**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:  
  
D8A7B76654324CB...  
Secretary