

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF  
SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
HELD  
JUNE 20, 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, June 20, 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 (for a portion of the meeting)

**Also present were:**

Ann Finn; Public Alliance LLC  
Jon Hoistad, Esq.; McGeady Becher Cortese Williams P.C.  
Margaret Henderson; CliftonLarsonAllen LLP  
Danny Newman; Entrepreneur (for a portion of the meeting)  
Rachel McVey and Dawn Sienicki; Residents

**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 Koelbel, seconded by Director Ellertson 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 addressed the Board and expressed her appreciation for the 16th Street renovation improvements. She noted there is an area where the plants have not yet bloomed. Ms. Finn noted she will contact BrightView Landscape Services, Inc. regarding this issue.

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

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

**Vacancy on the Board:** The Board considered appointment of Rachel McVey to the Board of Directors to fill a current vacancy.

Following discussion, and upon motion duly made by Director J Laverty, seconded by Director S Koelbel and, upon vote, unanimously carried, the Board appointed Rachel McVey to the Board of Directors.

**Appointment of Officers:** Following discussion and review, upon a motion duly made by Director Koelbel, seconded by Director Laverty and, upon vote unanimously carried, the Board elected the following slate of officers:

President: Beth Ellertson  
Treasurer: Carl Koelbel  
Secretary: Ann Finn  
Assistant Secretary: Sarah Laverty  
Assistant Secretary: Joseph Iannuzzi  
Assistant Secretary: Rachel McVey

**Presentation from Danny Newman Regarding Using the Chapel for an Ice Cream Shop:** Mr. Newman presented a proposal to the Board regarding the potential use of the Chapel as an ice cream shop. The Board reviewed the presentation. No action was taken at this time.

**Special District Association's ("SDA") Annual Conference:** Ms. Finn discussed with the Board the Special District Association's Annual Conference on September 16-18, 2025. She asked to Board to contact her office if they are interested in attending the conference.

**Annual Property Owner's Meeting and Annual Meeting/Town Hall:** The Board entered into discussion regarding new requirements related to the

Annual Meeting. The Board determined to conduct the Annual Meeting on July 18, 2025, at 2:00 p.m. via Zoom.

**LEGAL ITEMS**

There were no legal items to discuss.

**FINANCIAL MATTERS**

**Payment of Claims:** Ms. Henderson presented claims for the period from April 22, 2025 through June 13, 2025, in the amount of \$193,306.50.

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 April 22, 2025 through June 13, 2025, in the amount of \$193,306.50.

**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 Laverty, 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.

**2026 Budget Hearing:** The Board entered discussion regarding setting a date for the 2026 Budget Hearing. The Board determined to conduct the 2026 Budget Hearing on November 21, 2025 at 1:00 p.m. via Zoom.

**CONSENT AGENDA**

There were no items on the Consent Agenda.

**OPERATIONS MATTERS**

**Maintenance Items:**

*Electrical Issues/Site Lighting Repairs:* Ms. Finn reported the electrical contractor has obtained the necessary permit for the site lighting repairs which are scheduled to commence on June 30, 2025. She also noted the up-lighting in the Chapel Plaza needs to be repaired as well.

*Vault Repair Work:* Ms. Finn reported the Block 3 and Block 4 vaults have been cleaned. Following inspection, it was determined that the Chapel Plaza vault does not require cleaning. The Conejos CDS units are scheduled for second-quarter inspections, and it has been confirmed that the pumps are functioning as designed.

*Proposal from Western Specialty Contractors for Vault Repair Work:* Ms. Finn reviewed with the Board a proposal from Western Specialty Contractors for vault repair work, in the amount of \$41,033.71. She noted Matrix reviewed the proposal and classified all identified repairs as low to moderate priority, recommending that the repairs be completed within a five-year timeframe.

Following discussion, the Board determined to budget for the repair work in 2026 and future years.

**Maintenance Items:** Ms. Finn provided an update on ongoing maintenance activities. She reported that the bike racks have been delivered and are awaiting installation. Tree trimming throughout the property is expected to be completed this week. Flowers have been planted; however, the irrigation system in the flower pots was damaged but has since been repaired. BrightView Landscape Services, Inc. has confirmed they will replace any flowers that did not survive. The dog waste stations have been rotated throughout the property, and new pet signage has been installed in the recently renovated areas. Additionally, any previously damaged signs have been replaced. Ms. Finn also noted that several tiles have blown off the Chapel roof and Public Alliance LLC is in the process of obtaining proposals to replace the missing tiles.

**BOARD MEMBER  
ITEMS**

The Board directed Public Alliance to complete the following tasks:

1. Contact Spear Security regarding concerns with homeless camping on 16th Street.
2. Verify that all trees from Conejos to 17th Street have been trimmed.
3. Replace the dead tree located on 16th Street between Raleigh and Quitman.
4. Coordinate cleanup of Conejos landscaping, specifically the ice plants.
5. Contact Muttley Maids regarding missing lids on dog waste stations.
6. Have the day porter clean up trash at Raleigh and Perry Streets.
7. Obtain a proposal for installation of covers and locks for electrical outlets on trees.
8. Investigate and arrange replacement of missing plants in the following areas: PDLs on the north side of Quitman, 16th and Quitman, and Conejos and Quitman.

**OTHER BUSINESS**

**Executive Session:** Pursuant to Section 24-6-402(4) C.R.S., upon motion duly made by Director Ellertson, seconded by Director Koelbel and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 2:25 p.m. for the purpose of receiving legal advice regarding possible lease with Danny Newman concerning the Chapel as authorized by Section 24-6-402(4)(b), C.R.S.

Pursuant to Section 24-6-402(2)(d.5) (II)(B), C.R.S., no record will be kept of the remaining portion of this executive session that, in the opinion of the Board's Attorney, constitute privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

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

