

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
HELD
AUGUST 29, 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, August 29, 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; Public Alliance LLC
Jon Hoistad, Esq.; McGeady Becher Cortese Williams P.C.
Margaret Henderson; CliftonLarsonAllen LLP
Leigh Dufresne; BrightView Landscape Services, Inc., for a portion of the meeting

Following discussion, upon motion made by Director Koelbel, seconded by Director Iannuzzi and, upon vote, unanimously carried, the absence of Director McVey was excused.

**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 Koelbel, seconded by Director Iannuzzi 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: None.

Minutes of the July 18, 2025 Statutory Annual Meeting and the July 18, 2025 Regular Meeting: The Board reviewed the Minutes of the July 18, 2025 Statutory Annual Meeting and the July 18, 2025 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 July 18, 2025 Statutory Annual Meeting and the July 18, 2025 Regular Meeting.

September 19, 2025 Board Meeting: Following discussion, the Board determined to cancel the September 19, 2025 regular meeting.

LEGAL ITEMS

Commercial License Agreement: Attorney Hoistad reported that a draft Commercial License Agreement for use of the Chapel property as an ice cream shop has been prepared, and that he will follow-up with Mr. Newman regarding any additional comments.

FINANCIAL MATTERS

Payment of Claims: Ms. Henderson presented claims for the period from July 11, 2025 through August 12, 2025, in the amount of \$24,118.19.

Following review, upon a motion duly made by Director Iannuzzi, seconded by Director Ellertson and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from July 11, 2025 through August 12, 2025, in the amount of \$24,118.19.

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 A Squared Solutions, LLC for installation of a control panel for Block 3 Pumps, in the amount of \$5,005.10; and
- Ratified approval of the proposal from Academy Roofing, Inc. for replacement tiles on the Chapel roof, in the amount of \$1,859.00.

**OPERATIONS
MATTERS**

Maintenance Items:

Site Lighting Repairs: The Board reviewed proposals to repair the “up” lights on the plaza tree in the amount of \$1,655.00 and for the purchase of three spare “up” lights in the amount of \$1,762.00.

Following discussion, upon motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved the proposals to repair the “up” lights on the plaza tree in the amount of \$1,655.00 and for the purchase of three spare “up” lights in the amount of \$1,762.00.

Bike Racks: The Board discussed the status of installation of new bike racks.

Following discussion, upon motion duly made by Director Ellertson, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board approved installation of two bike racks at 16th and Raleigh and one bike rack at 17th and Quitman. The Board did not approve installation of a fourth bike rack along Colfax.

Signage: The Board reviewed the “Keep Out” signage options for the PLDs.

Following discussion, upon motion duly made by Director Ellertson, seconded by Director Laverty and, upon vote, unanimously carried, the Board approved the purchase of 60 signs for a total cost of \$650.00.

Electrical Outlets/Receptacle Repairs/Covers: The Board reviewed a proposal in the amount of \$11,964.00 for electrical outlets/receptacle repairs and covers from Greiner Electric, LLC. Following discussion, the Board determined not to approve the proposal at this time.

Storm Vault Inspection Report / Vault Ladder Repairs: The Board reviewed the July 30, 2025 Storm Vault Inspection Report prepared by Matrix Design Group, Inc. and discussed the recommendation to repair the ladder located in the Block 3 vault.

Following discussion, the Board authorized Public Alliance LLC to obtain a proposal to repair the ladder and to present said proposal for consideration at the next meeting.

Proposal for Plant Replacements: The Board reviewed a proposal from BrightView Landscape Services, Inc. (“**BrightView**”) for \$11,594.27 for plant replacements. The Board discussed the scope of work with Ms. Dufresne, who noted that BrightView will warrant the trees for two years and the new plant material through the spring.

Following discussion, upon motion duly made by Director Ellertson, seconded by Director Koelbel and, upon vote, unanimously carried, the Board approved the proposal from BrightView, in the amount of \$11,594.27.

2026–2026 Snow Removal Services: The Board reviewed the 2025-2026 proposal for snow removal services from BrightView and discussed the scope of services with Ms. Dufresne.

Following discussion, upon motion duly made by Director Laverty, seconded by Director Koelbel and, upon vote, unanimously carried, the Board approved the proposal for 2025-2026 snow removal services with BrightView.

2026 Landscape Maintenance Services: The Board reviewed the proposal from BrightView for 2026 landscape maintenance services and discussed the scope of services with Ms. Dufresne.

Following discussion, upon motion duly made by Director Koelbel, seconded by Director Laverty and, upon vote, unanimously carried, the Board approved the proposal for 2026 landscape maintenance services with BrightView.

BOARD MEMBER ITEMS

Graffiti and Maintenance Matters: Director Ellertson reported that there is graffiti throughout the District and a dead tree in the planter at The Patio restaurant. Director Koelbel stated he would contact the property manager regarding the tree and ongoing maintenance of the planter.

Director Ellertson further noted the presence of dead foliage and trash in the flower planters throughout the District, emphasizing the need for increased trash pickup oversight.

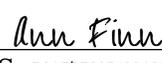
OTHER BUSINESS

Holiday Lighting: Ms. Finn reported issues with the existing holiday lighting and electrical outlets. She suggested lighting the plaza tree for the holiday season. Following discussion, the Board directed staff to obtain proposals for various options for holiday lighting.

Security Services: The Board discussed potential changes to security patrols. The Board considered adjusting patrols in order to evaluate whether a revised schedule would help deter crime. No formal action was taken at this time.

ADJOURNMENT

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

Signed by:

Secretary