

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF
SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
HELD
JULY 18, 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, July 18, 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
Sarah Lavery, Assistant Secretary
Rachel McVey, Assistant Secretary

Also present were:

Ann Finn; Public Alliance LLC
Megan Becher, Esq.; McGeady Becher Cortese Williams P.C.
Margaret Henderson; CliftonLarsonAllen LLP

Following discussion, upon motion made by Director Lavery, seconded by Director McVey and, upon vote, unanimously carried, the absence of Directors Koelbel and Iannuzzi were 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 Becher 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 Lavery, seconded by Director McVey 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 June 20, 2025 Regular Meeting: The Board reviewed the Minutes of the June 20, 2025 Regular Meeting.

Following review, upon a motion duly made by Director McVey, seconded by Director Laverty and, upon vote, unanimously carried, the Board approved the Minutes of the June 20, 2025 Regular Meeting.

LEGAL ITEMS

Chapel Lease Agreement (“Agreement”): Ms. Finn noted Danny Newman has submitted a draft Lease Agreement to the District. Attorney Becher stated she is currently reviewing the draft and requested direction from the Board concerning the terms of the Agreement.

Following discussion, upon a motion duly made by Director Laverty, seconded by Director McVey and, upon vote, unanimously carried, the Board appointed a committee, consisting of Directors McVey and Koebel, to negotiate the terms of the Agreement, subject to Director Ellertson's final review.

FINANCIAL MATTERS

Payment of Claims: Ms. Henderson presented claims for the period from June 14, 2025 through July 10, 2025, in the amount of \$47,241.06.

Following review, upon a motion duly made by Director Laverty, seconded by Director Ellertson and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from June 14, 2025 through July 10, 2025, in the amount of \$47,241.06.

Unaudited Financial Statements: Ms. Henderson reviewed Unaudited Financial Statements through the period ending May 31, 2025, and the Schedule of Cash Position, updated as of July 8, 2025.

Following review, upon motion duly made by Director Laverty, seconded by Director Ellertson and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements through the period ending May 31, 2025, and the Schedule of Cash Position, updated July 8, 2025.

CONSENT AGENDA

There were no items on the Consent Agenda.

**OPERATIONS
MATTERS**

Maintenance Items:

Electrical Issues/Site Lighting Repairs: Ms. Finn informed the Board that the boring work has been completed and the streetlight has been replaced. She further noted that she has requested a proposal from Greiner Electric, LLC to repair the Chapel tree uplighting in the plaza.

Ms. Finn informed the Board that the estimate to replace and/or repair housing and locks for 77 outlets is \$18,480. Following discussion, the Board requested a revised proposal for repair and/or replacement of the outlets on 16th and 17th Streets only.

Block 3 Pump: Ms. Finn presented a proposal from A Squared Solutions, LLC for installation of a control panel for the Block 3 pumps to enable real-time alerts and monitoring capabilities at a cost of \$5,005.10.

Following discussion, upon motion duly made by Director Laverty, seconded by Director Ellertson and, upon vote, unanimously carried, the Board approved the proposal A Squared Solutions, LLC, in the amount of \$5,005.10.

Dog Waste Station: Public Alliance LLC has requested a proposal from Muttley's Maid, Inc. to repair broken lids and a separate proposal to relocate the dog station on 16th Street (in the newly renovated area) to the corner (where no plant material has been installed), to protect landscaping.

Conejos CDS Units: Ms. Finn noted the third-quarter cleaning is scheduled for early September.

Block 4 Stormwater Inspection: Ms. Finn noted the Inspection Report for the Block 4 vault has been filed with the City and County of Denver.

PLD "Keep Out" Signs: Ms. Finn noted the signs have been ordered and will be installed upon receipt.

Sod: Ms. Finn noted the sod is stressed due to the hot temperatures, BrightView Landscape Services, Inc. ("BrightView") has completed irrigation repairs and reprogrammed the controller to increase the water usage.

Flower Planters: Ms. Finn noted the flowers in the planters are stressed and the irrigation has been repaired. She noted BrightView will replace any dead flowers.

Proposal to Replace Tiles on the Chapel Roof: The Board reviewed a proposal from Academy Roofing, Inc. in the amount of \$1,859.00 to replace tiles on the Chapel roof, including 20 extra tiles for future repairs.

Following discussion, upon motion duly made by Director Laverty, seconded by Director Ellertson and, upon vote, unanimously carried, the Board approved the proposal from Academy Roofing, Inc.

Removal of Time Capsule in the Community Garden: Ms. Finn reported her office was contacted by Colfax Elementary regarding a time capsule buried in the community garden. It is her understanding that there are no plans to unearth the capsule at this time. No action was taken was taken by the Board.

Event Permit for Gum Pop Presents: Ms. Finn reported that Gum Pop Presents has submitted an application to hold an event on September 13th from 12:00 p.m. to 6:00 p.m. The Board has no objections.

**BOARD MEMBER
ITEMS**

None.

OTHER BUSINESS

None.

ADJOURNMENT

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

Signed by:

Ann Finn

SECRETARY