

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF
SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
HELD
NOVEMBER 21, 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, November 21, 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 Laverty, Assistant Secretary
Joseph Iannuzzi, Assistant Secretary
Rachel McVey, 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)

**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 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.

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

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

Director Fees: The Board discussed the payment of director fees. Following discussion, the Board determined not to pay director fees.

2026 Regular Meetings: The Board discussed business to be conducted in 2026 and the location of meetings (virtual and/or physical) and determined to hold regular meetings in 2026 on the third Friday of each month at 1:00 p.m. via Zoom. Following discussion, upon a motion duly made by Director Koelbel, seconded by Director Iannuzzi, and upon vote unanimously carried, the Board adopted a Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

2026 Annual Meeting and Statutory Annual Meeting: The Board entered into discussion regarding the schedule for the District’s 2026 Annual Meeting and Statutory Annual Meeting.

Following discussion, upon motion duly made by Director Koelbel, seconded by Director Iannuzzi and, upon vote, unanimously carried, the Board determined to schedule the 2026 Annual Meeting (pursuant to the District’s Service Plan) and Statutory Annual Meeting prior to the June 2026 Regular Meeting at 12:45 p.m.

District Insurance and Special District Association (“SDA”) Membership: The Board discussed 2025 insurance and SDA membership renewal.

Following discussion, upon a motion duly made by Director Koelbel, seconded by Director Ellertson and, upon vote, unanimously carried, the Board approved renewing the District’s insurance coverage and SDA membership and instructed consultants to proceed accordingly.

Public Comment: There was no public comment.

LEGAL ITEMS

Commercial License Agreement: Attorney Hoistad updated the Board regarding the status of a Commercial License Agreement with Danny Newman or an affiliated entity for use of the Chapel for Sundae Service.

HB25-1090 Compliance Related to Professional Services Provider Engagements: Attorney Hoistad explained the requirements of HB25-1090 and the manner in which McGeady Becher Cortese Williams P.C. is in compliance therewith.

§32-1-809, C.R.S. Reporting Requirements (Transparency Notice) and Direct Mode of Eligible Elector Notification: Attorney Hoistad discussed the special district transparency notice requirements of §32-1-809, C.R.S. with the Board. Following discussion, the Board directed District staff to post the Transparency Notice on the SDA website and the District website.

FINANCIAL MATTERS

Payment of Claims: Ms. Henderson presented claims in the amount of \$25,814.78.

Following review, upon a motion duly made by Director Koelbel, seconded by Director McVey, and upon vote unanimously carried, the Board ratified approval of the payment of claims in the amount of \$25,814.78.

Public Hearing on Amendment to 2025 Budget: The Board opened the public hearing to consider an amendment to the 2025 Budget.

It was noted that publication of the place, date and time of the hearing was made in accordance with the applicable statutory requirements. There was no public comment. The public hearing was closed.

Following discussion, it was determined that Amendment to the 2025 Budget was not necessary.

Public Hearing on 2026 Budget: The President opened the public hearing to consider the proposed 2026 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2026 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received, and the President closed the public hearing.

Ms. Henderson reviewed the estimated year-end 2025 revenues and expenditures and proposed 2026 estimated revenues and expenditures. Following discussion, upon a motion duly made by Director Koelbel, seconded by Director Ellertson and, upon vote, unanimously carried, the Board adopted the Resolution to Adopt the 2026 Budget and Appropriate Sums of Money, and the Resolution to Set Mill Levies (14.644 mills to the General Fund and 23.800 mills to the Debt Service Fund, for a total of 38.444 mills). The District Accountant was directed to transmit the Certification of Tax Levies to the Denver Assessor no later than December 15, 2025. The

District Manager was directed to transmit the Certification of Budget to the Division of Local Government no later than January 31, 2026.

Certification of Tax Levies: The Board discussed authorizing the District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and the Mill Levy Public Information form (the “Certifications”) and to file the Certifications with the Assessor and other interested parties.

Following discussion, upon a motion duly made by Director Iannuzzi, seconded by Director Ellertson, and upon vote unanimously carried, the Board authorized the District Accountant to prepare and sign the Certifications and to file them with the Assessor and other interested parties.

Resolution Authorizing Adjustment of District Mill Levy in Accordance with the Service Plan: Following discussion, it was determined that adoption of a Resolution Authorizing Adjustment of District Mill Levy in Accordance with the Service Plan was not necessary.

2027 Budget: The Board discussed the appointment of the District Accountant to prepare the 2027 Budget and scheduling of the 2027 Budget Hearing. Following discussion, upon a motion duly made by Director Ellertson, seconded by Director Iannuzzi, and upon vote unanimously carried, the Board appointed the District Accountant to prepare the 2027 Budget and set the public hearing on the proposed 2027 Budget for November 20, 2027, at 1:00 p.m., to be held via Zoom.

2025 Audit: Following discussion, upon a motion duly made by Director Ellertson, seconded by Director Koelbel, and upon vote unanimously carried, the Board approved the engagement of Haynie & Company to perform the 2025 Audit for a fee of \$7,400.

Special Districts Client Accounting & Advisory Services Statement of Work between the District and CliftonLarsonAllen LLP (“SOW”): Following discussion, upon a motion duly made by Director Iannuzzi, seconded by Director Ellertson, and upon vote unanimously carried, the Board approved the SOW.

CliftonLarsonAllen LLP Cash Access and Internal Controls Memo: Following discussion, the Board acknowledged the Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP.

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 Board took the following actions:

- Ratified approval of the Service Agreement between Greiner Electric, LLC and the District for Chapel Tree Receptacles Bench Power; and
- Ratified approval of Service Agreement between Mile High Lights LLC and the District for Holiday Lighting.

OPERATIONS MATTERS

Holiday Lighting: Ms. Finn informed the Board that the holiday lights are scheduled to be installed next week. Following discussion, the Board determined to turn on the holiday lights as soon as possible and to have them turned off on February 1, 2026.

2026 Landscape Renovation Proposals: The Board reviewed and discussed proposals for the 2026 Landscape Renovation Projects. Ms. Dufresne reviewed the available options with the Board. Following discussion, the Board requested additional information prior to making a decision on the proposed project.

Community Garden Fence: The Board reviewed a proposal from Jones Commercial Fencing to install a fence around the community garden. Following discussion, upon a motion duly made by Director Ellertson, seconded by Director Koelbel, and upon vote unanimously carried, the Board approved the proposal in the amount of \$30,953 for installation of a three-rail classic fence around the community garden.

2026 Pet Waste Removal: The Board reviewed and considered approval of a Service Agreement with Muttley's Maid, Inc. for 2026 pet waste removal services. Following discussion, upon a motion duly made by Director Ellertson, seconded by Director McVey, and upon vote unanimously carried, the Board approved the Service Agreement with Muttley's Maid, Inc. for 2026 pet waste removal.

2025/2026 Winter Watering: The Board reviewed and considered approval of a proposal for 2025/2026 winter watering services from BrightView Landscape Services, Inc. Following discussion, upon a motion duly made by Director Ellertson, seconded by Director McVey, and upon vote unanimously carried, the Board approved the proposal for 2025/2026 winter watering from BrightView Landscape Services, Inc.

Maintenance Items:

Plant Replacements: Ms. Finn noted that her team will schedule a site visit with Ms. Dufresne in the spring to determine necessary plant replacements.

Fall Cleanup: Ms. Dufresne noted that the second fall cleanup will occur in December. Following discussion, the Board determined to proceed with trimming the grasses as part of the second fall cleanup.

**BOARD MEMBER
ITEMS**

Director McVey noted the presence of graffiti and reported that individuals experiencing homelessness have been using electrical outlets along 16th Avenue and Quitman Street. She also noted that Sienna at Sloan's Lake has partnered with the Denver Police Department to allow use of the apartment as a community rest stop for the Denver Police Department.

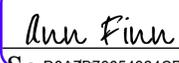
Director Ellertson noted that there has been more trash than usual within the District. Following discussion, the Board authorized Public Alliance to perform trash clean-up.

OTHER BUSINESS

The Board discussed scheduling the 2025 Annual Meeting. Following discussion, the Board determined to schedule the Annual Meeting for December 19, 2025, at 1:00 p.m., via Zoom. Ms. Finn noted that publication of the Annual Meeting notice has been completed.

ADJOURNMENT

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

Signed by:

Secretary