

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF  
SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
HELD  
DECEMBER 19, 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, December 19, 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:**

Carl Koelbel, Treasurer  
Sarah Laverty, Assistant Secretary  
Joseph Iannuzzi, Assistant Secretary

**Also present were:**

Ann Finn; Public Alliance LLC

**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. Ms. Finn 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 Iannuzzi, and upon vote unanimously carried, the Board approved the Agenda and excused the absence of Directors Ellertson and McVey.

**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.

**Meeting Minutes:** The Board reviewed the Minutes of the November 14, 2025 Special Meeting and November 21, 2025 Regular Meeting.

Following review, upon a motion duly made by Director Iannuzzi, seconded by Director Koelbel, and upon vote unanimously carried, the Board approved the Minutes of the November 14, 2025 Special Meeting and November 21, 2025 Regular Meeting.

**Public Comment:** There was no public comment.

## **LEGAL ITEMS**

**Commercial License Agreement:** No update was provided and no action was taken.

## **FINANCIAL MATTERS**

**Payment of Claims:** Ms. Finn presented claims in the amount of \$220,389.07.

Following review, upon a motion duly made by Director Koelbel, seconded by Director Iannuzzi and upon vote unanimously carried, the Board ratified approval of the payment of claims in the amount of \$220,389.07.

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

- Ratified approval of Change Order to Service Agreement between the District and BrightView Landscape Services, Inc. (“**BrightView**”) for 2025-2026 winter watering services.

## **OPERATIONS MATTERS**

**Holiday Lighting:** The Board discussed holiday lighting within the District. Ms. Finn noted that strong winds had blown the wreath off the Chapel and the wreath has since been stored inside. Ms. Finn further reported that certain lights have been unplugging or coming undone; and electrical tape has been applied to secure the connections. Director Iannuzzi stated that the lights were underwhelming and suggested adding additional holiday décor on the lawn next year.

**Landscape Services and Snow Removal:** The Board discussed landscape services and snow removal. Ms. Finn reported that fall cleanup and scrub pruning are scheduled to occur this week, weather permitting.

**BrightView Account Manager:** Ms. Finn reported that Leigh Dufresne is leaving BrightView and that a new account manager, Natalie Stenger, had been assigned to the District account. Ms. Finn informed the Board that an introduction and site visit were held on Wednesday, December 17<sup>th</sup>, with Ms. Stenger and the Public Alliance team.

**BOARD MEMBER  
ITEMS**

**District Outlets:** Director Iannuzzi reported concerns regarding campers plugging into the outlets and homeless individuals in the area.

**Impending Director Resignation:** Director Iannuzzi informed the Board that he will be moving out of the District at the end of February, and as such, will be resigning from the Board.

**OTHER BUSINESS**

**Annual Meeting:** The Board acknowledged compliance with the Annual Meeting Notice requirement pursuant to Section XI of the District's Service Plan. Ms. Finn reported the required notice was published at least 30 days in advance and no responses were received from property owners.

**ADJOURNMENT**

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

Signed by:

*Ann Finn*

Secretary