

## RECORD OF PROCEEDINGS

### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 HELD OCTOBER 17, 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, October 17, 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  
Joseph Iannuzzi, Assistant Secretary  
Rachel McVey, Assistant Secretary

##### **Also present were:**

Ann Finn and Sarah Warner (Ms. Warner for a portion of the meeting only);  
Public Alliance LLC  
Jon Hoistad, Esq.; McGeady Becher Cortese Williams P.C.  
Paul Wilson; CliftonLarsonAllen LLP  
Cameron Bertron (for a portion of the meeting); EFG-Denver, LLC  
Kevin Lardner (for a portion of the meeting); Matrix Design Group, Inc.  
Stephan Voss; Engineer for Hines  
Brian Tasler (for a portion of the meeting); Spear Security, Inc.  
David Daniels (for a portion of the meeting); Member of the Public  
Jennifer Villegas (for a portion of the meeting); Resident  
Dawn Sienicki (for a portion of the meeting); Resident  
Robert Zakarian (for a portion of the meeting) Member of the Public

#### **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 Ellertson, seconded

by Director Laverty, and upon vote unanimously carried, the Board approved the Agenda and excused the absence of Director Koelbel.

**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 August 29, 2025 Special Meeting:** The Board reviewed the Minutes of the August 29, 2025 Special Meeting.

Following review, upon a motion duly made by Director Ellertson, seconded by Director Laverty, and upon vote unanimously carried, the Board approved the Minutes of the August 29, 2025 Special Meeting.

**Public Comment:** Mr. Daniels addressed the Board regarding reports of theft in the community garden. Following discussion, the Board directed staff to obtain quotes for the installation of signage and a fence to secure the community garden. Ms. Sienicki addressed the Board regarding the issue of upgraded landscape maintenance within the District.

**Chapel Plaza Rental:** The Board discussed a request from a party expressing interest in renting the chapel plaza for a wedding event and concurred that the party would likely not be interested upon being informed of its condition. Ms. Finn indicated she would respond to the request.

## **OPERATIONS MATTERS**

**Security Services Discussion:** The Board discussed security services and related issues within the District. Mr. Tasler with Spear Security, Inc. reviewed the current scope of services provided and recommended that residents contact the Denver Police Department regarding homeless and gang-related concerns. Members of the public asked questions regarding these matters.

**Holiday Lighting and Electrical Proposals:** Ms. Warner reviewed proposals for holiday lighting and electrical work with the Board.

Following discussion, upon a motion duly made by Director Ellertson, seconded by Director McVey, and upon vote unanimously carried, the Board approved the proposal from Greiner Electric, LLC for electrical work, for the amount of \$18,200 and the proposal from Mile High Lights LLC for holiday lighting, for the amount of \$3,771.56.

**Western Specialty Contractors Proposal:** The Board reviewed and

considered a proposal from Western Specialty Contractors to repair the ladder located in the Block 3 vault. Following discussion, the Board determined to defer the work to 2026.

**2026 Landscape Renovation Proposals:** The Board reviewed proposals for 2026 Landscape Renovation Projects. No action was taken at this time.

**Reserve Study:** The Board reviewed the draft Reserve Study. No action was taken at this time.

**Maintenance Items:**

*Site Lighting Repairs:* Ms. Finn reported the repairs have been completed.

*Bike Racks:* Ms. Finn reported the installation of the bike racks has been completed.

*Graffiti:* Ms. Finn reported graffiti removal is in process. Director Ellertson noted that graffiti should be removed as soon as possible.

*Plant Replacements:* Ms. Finn reported resident complaints regarding plant replacements and noted a site visit is scheduled for next week to inspect the work.

*Storm Drainage Maintenance Report:* Ms. Warner reviewed the Storm Drainage Maintenance Report with the Board. No action was taken.

**LEGAL ITEMS**

**Commercial License Agreement:** Attorney Hoistad reported that he has not received a response from Danny Newman or his affiliated entity regarding the Commercial License Agreement for use of the Chapel for “Sundae Service.”

**Hines Vault:** Mr. Bertron with EFG-Denver, LLC presented a Memorandum and related documents regarding acceptance of the Block 2 Vault (Hines Vault) to the Board. Messrs. Bertron, Voss, and Lardner responded to questions from the Board.

Maintenance and Access Easement Agreement between HM Residences at Sloan’s Lake LLC and the District: Following discussion, upon a motion duly made by Director Ellertson, seconded by Director Iannuzzi, and upon vote unanimously carried, the Board approved the Maintenance and Access Easement Agreement between HM Residences at Sloan’s Lake, LLC and the District, subject to final legal review.

Bill of Sale from HM Residences at Sloan’s Lake, LLC to the District: Following discussion, upon a motion duly made by Director Ellertson,

seconded by Director Iannuzzi, and upon vote unanimously carried, the Board approved the Bill of Sale from HM Residences at Sloan's Lake LLC to the District, subject to final legal review.

Executive Session: An executive session was not necessary.

**FINANCIAL MATTERS**

**Payment of Claims:** Mr. Wilson presented claims in the amount of \$142,237.48.

Following review, upon a motion duly made by Director Iannuzzi, seconded by Director McVey, and upon vote unanimously carried, the Board ratified approval of the payment of claims in the amount of \$142,237.48.

**Financial Statements:** Mr. Wilson reviewed the unaudited financial statements and cash position statement, dated August 31, 2025.

Following review, upon a motion duly made by Director Ellertson, seconded by Director Iannuzzi, and upon vote unanimously carried, the Board accepted the unaudited financial statements and cash position statement dated August 31, 2025.

**2026 Budget:** The Board discussed the draft 2026 budget. Following discussion, upon a motion duly made by Director Laverty, seconded by Director McVey, and upon vote unanimously carried, the Board determined to hold a budget workshop on November 14, 2025 at 1:00 P.M. via Zoom.

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

- Ratified approval of the Service Agreement for 2025-2026 Snow Removal Services between the District and BrightView Landscape Services, Inc.; and
- Ratified approval of the Service Agreement for 2026 Landscape Maintenance Services between the District and BrightView Landscape Services, Inc.

**BOARD MEMBER ITEMS**

There were no Board member items to discuss.

**OTHER BUSINESS**

There was no other business to discuss.

**ADJOURNMENT**

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

Signed by:

*Ann Finn*

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Secretary