

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF  
SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
HELD  
JANUARY 16, 2026

A Regular Meeting of the Board of Directors ("Board") of the South Sloan's Lake Metropolitan District No. 2 ("District") was held on Friday, January 16, 2026, 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  
Rachel McVey, Assistant Secretary

**Also present were:**

Ann Finn; Public Alliance LLC  
Margaret Henderson; CliftonLarsonAllen LLP  
Natalie Stenger; BrightView Landscape Services, Inc. ("BrightView")  
Dawn Sienicki, Resident

**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 McVey, and upon vote unanimously carried, the Board approved the Agenda and excused the absence of Director Iannuzzi.

**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 December 19, 2025 Regular Meeting.

Following review, upon a motion duly made by Director Koelbel, seconded by Director McVey, and upon vote unanimously carried, the Board approved the Minutes of the December 19, 2025 Regular Meeting.

**Public Comment:** Ms. Sienicki noted that certain plants along 16<sup>th</sup> Street may need to be replaced. Ms. Finn noted that BrightView will inspect the area and evaluate whether irrigation issues are contributing to the condition of the plantings in the spring.

## **LEGAL ITEMS**

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

## **FINANCIAL MATTERS**

**Payment of Claims:** Ms. Henderson presented claims for the period ending January 12, 2026 in the amount of \$35,096.44.

Following review, upon a motion duly made by Director McVey, seconded by Director Koelbel, and upon vote unanimously carried, the Board ratified approval of the payment of claims in the amount of \$35,096.44.

**Schedule of Cash Position:** Ms. Henderson presented the Schedule of Cash Position dated October 31, 2025, updated as of January 12, 2026. Following review, upon a motion duly made by Director Koelbel, seconded by Director McVey, and upon vote unanimously carried, the Board accepted the Schedule of Cash Position, dated October 31, 2025, updated as of January 12, 2026.

## **OPERATIONS MATTERS**

**BrightView Landscape Services:** Ms. Finn introduced Ms. Natalie Stenger as BrightView's new account manager. Director Ellertson discussed the Board's expectations and Ms. Stenger addressed Director Ellertson's questions and responded to the concerns raised.

**Proposal from BrightView for the 2026 Conejos Street Landscape Renovation Project:** The Board reviewed the proposal from BrightView for the 2026 Conejos Street Landscape Renovation Project. Following discussion, upon a motion duly made by Director McVey, seconded by Director Koelbel, and upon vote unanimously carried, the Board approved the proposal, as amended.

**2025 Irrigation Report:** Ms. Finn reviewed the 2025 Irrigation Report and noted the District decreased water usage, resulting in \$4,393 in savings in 2025 compared to 2024.

**BrightView Maintenance Schedule:** The Board reviewed the BrightView maintenance schedule spreadsheet.

**Proposal from BrightView for Additional Porter Services:** Ms. Finn noted the proposal should be revised to include November and December porter services at \$880 per month. Following discussion, upon a motion duly made by Director McVey, seconded by Director Ellertson, the Board approved the proposal as revised to include November and December.

**Other Landscaping and Maintenance Matters:** Ms. Finn reported that BrightView performed additional porter services to clean up trash during the week. She noted ongoing issues with keeping the holiday lights on, and that the electrician is checking the outlet. The Board directed that the holiday lights be removed. Ms. Finn further noted the Public Alliance team is securing the GFI outlets with locking covers on 17th Street and Raleigh and is scheduling installation of the community garden fence. The Board authorized staff to refurbish the benches at the community garden.

**BOARD MEMBER ITEMS**

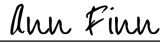
**Impending Director Resignation:** Ms. Finn noted Director Iannuzzi will be moving out of the District and will no longer be qualified to serve on the Board of Directors as of the end of February. Director Laverty indicated she is willing to continue serving on the Board until a new director is appointed.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

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

Signed by:  
  
Secretary

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