A RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 HELD JUNE 19, 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, June 19, 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

Directors absent and excused:
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
Hunter Marshall; 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 Regular Meeting.

Following discussion, upon motion duly made by Director Koelbel, seconded by Director Laverty, and upon vote unanimously carried, the Board approved the Agenda, and excused the absence of Director 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 May 15, 2026 Regular Meeting.

Following review, upon a motion duly made by Director Laverty, seconded by Director Koelbel, and upon vote unanimously carried, the Board approved the Minutes of the May 15, 2026 Regular Meeting.

Board Vacancy: There is currently one vacancy on the Board. It was noted that Director Laverty has identified a potential board member candidate to fill the vacant seat.

Rescheduling of Annual Meeting: Following discussion, upon motion duly made by Director Koelbel, seconded by Director Laverty, and upon vote unanimously carried, the Board rescheduled the District's Annual Meeting pursuant to Section XI of the District's Service Plan to November 20, 2026.

Public Comment: None.

CONSENT AGENDA

The following items on the consent agenda were considered routine or administrative. Following a summary by Ms. Finn, upon motion duly made by Director Ellertson, seconded by Director Koelbel, and upon vote unanimously carried, the Board took the following actions:

a. Ratified approval of 2026 Water Budget Program Agreement between the District and Denver Water.
b. Ratified approval of Change Order No. 2 to Service Agreement for Landscape Services with BrightView Landscape Services, Inc. to repair crusher fines in community garden, in the amount of $590.
c. Ratified approval of Change Order No. 3 to Service Agreement for Landscape Services with BrightView Landscape Services, Inc. to replace two shrubs, in the amount of $594.
d. Ratified proposal from BrightView Landscape Services, Inc. to replace and add trash cans.

LEGAL MATTERS

Permission and Authorization Agreement: Attorney Hoistad reviewed the Agreement with the Board. Following discussion, upon motion duly made by Director Laverty, seconded by Director Koelbel, and upon vote unanimously carried, the Board approved the Permission and Authorization Agreement between the District and Danny Newman / Sundae Service.

DURA Community STAND Program: Attorney Hoistad informed the

Board that Danny Newman has not received a response from the Denver Urban Renewal Authority regarding grant funds for possible Chapel upgrades.

FINANCIAL MATTERS

Payment of Claims: The Board reviewed claims for the period ending June 12, 2026, in the amount of $26,936.67.

Following discussion, upon motion duly made by Director Laverty, seconded by Director Koelbel, and upon vote unanimously carried, the Board ratified approval of the payment of claims in the amount of $26,936.67.

Property Tax Reconciliation and Schedule of Cash Position: Ms. Henderson presented the Property Tax Reconciliation, to date and Schedule of Cash Position dated March 31, 2026, updated as of June 12, 2026.

Following discussion, upon motion duly made by Director Koelbel, seconded by Director Laverty, and upon vote unanimously carried, the Board accepted the Property Tax Reconciliation and Schedule of Cash Position.

2025 Audit: Ms. Henderson reviewed the draft audit. Following discussion, upon motion duly made by Director Laverty, seconded by Director Koelbel, and upon vote unanimously carried, the Board approved the 2025 Audit and authorized execution of the Representation Letter, subject to receipt of an unmodified opinion letter from the Auditor and final legal review.

OPERATIONS MATTERS

2026 Conejos Street Landscape Renovation Project: Ms. Finn reported the project has been completed and a final walkthrough needs to be conducted, noting that the pavers were not installed as indicated on the plans. Following discussion, the Board determined to install pavers in front of Odell's and the community garden, as an alternative.

Ongoing Landscape Maintenance Services: Ms. Finn reported the crusher fines repairs in the community garden, shrub replacements, additional trash cans, and additional boulders have not yet been completed or installed. Tree trimming is complete. A site visit was conducted with BrightView Landscape Services, Inc. to determine plant replacements, and a proposal will be submitted to the District for approval.

2026-2027 Holiday Lighting and Décor: The Board discussed holiday décor and directed Public Alliance LLC to obtain options for the upcoming season.

Matrix Vault Inspection Proposal: The Board reviewed a proposal for vault inspections by Matrix. Following discussion, upon motion duly made by Director Ellertson, seconded by Director Laverty, and upon vote unanimously carried, the Board approved the proposal from Matrix for the vault inspection.

Matrix Inspection Report: Ms. Finn reviewed the inspection report with the Board. She noted that the Block 5 ladder needs to be repaired, the PDL safety rail needs to be repaired, and the CDS units on Conejos Street/Quitman Street and 17th Avenue/Raleigh Street need to be vacuumed. It was noted that Public Alliance LLC is working to obtain proposals for the outstanding work.

A Squared Instruments and Controls Proposal: The Board reviewed a proposal from A Squared Instruments and Controls. Following discussion, upon motion duly made by Director Ellertson, seconded by Director Laverty, and upon vote unanimously carried, the Board approved Option 3 of the proposal from A Squared Instruments and Controls for storm water vault float replacement and control system improvements, in the amount of $2,381.14.

Common Cents Power Washing Proposal: The Board reviewed a proposal from Common Cents Power Washing. Following discussion, upon motion duly made by Director Laverty, seconded by Director Koelbel, and upon vote unanimously carried, the Board approved the proposal from Common Cents Power Washing for enzyme power washing and graffiti removal.

Sale of Power Washer: The Board discussed selling the District's power washer to Public Alliance LLC. Following discussion, upon motion duly made by Director Koelbel, seconded by Director Laverty, and upon vote unanimously carried, the Board approved the sale of the power washer to Public Alliance LLC at cost.

BOARD MEMBER ITEMS

Director Ellertson requested that the Board consider installation of additional dog waste stations within the District.

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 Laverty, and upon vote unanimously carried, the meeting was adjourned.

Signed by:

Ann Finn

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Secretary