

A RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 HELD AUGUST 21, 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, August 21, 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 and Sarah Warner; Public Alliance LLC
Jon Hoistad, Esq.; McGeady Becher Cortese Williams P.C.
Margaret Henderson; CliftonLarsonAllen LLP
Adam Thouvenot, BrightView Landscape Services, Inc.
Jarred Carr, Mile High Lights

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 Ellertson, 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 June 19, 2026 Statutory Annual and Regular Meetings.

Following review, upon a motion duly made by Director Koelbel, seconded by Director Laverty, and upon vote unanimously carried, the Board approved the Minutes of the June 19, 2026 Statutory Annual and Regular Meetings.

Board Vacancy: Director Ellertson reported that she anticipates selling her home and moving out of the District near the end of the year and that she had discussed the possibility of filling her vacant seat with another member of the Homeowner Association. No action was taken.

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 Laverty, seconded by Director Ellertson, and upon vote unanimously carried, the Board took the following actions:

- a. Ratified approval of Service Agreement between the District and Matrix Design Group, Inc.

LEGAL MATTERS

Sundae Service Commercial License Agreement: Ms. Finn reported that Public Alliance LLC is in the process of cleaning out the Chapel. Director Laverty suggested utilizing holiday lights currently stored in the Chapel on the community garden fence, subject to availability of electrical service. Attorney Hoistad noted Mr. Newman expressed interest in operating an ice cream cart in the plaza while improvements to the Chapel are underway.

Following discussion, upon motion duly made by Director Laverty, seconded by Director Koelbel, and upon vote unanimously carried, the Board authorized operation of the ice cream cart through an event permit. The Board deferred discussion of the Commercial License Agreement, subject to further discussion with Mr. Newman and legal revision.

Proposal from A Squared Instruments & Controls for Storm Water Vault Float Replacement and Control System Improvements: Following discussion, upon motion duly made by Director Laverty, seconded by Director Koelbel, and upon vote unanimously carried, the Board **rescinded** its prior approval of the proposal from A Squared

Instruments & Controls for storm water vault float replacement and control system improvements.

Proposal from Common Cents Power Washing for Enzyme Power Washing and Graffiti Removal: Following discussion, upon motion duly made by Director Koelbel, seconded by Director Lavery, and upon vote unanimously carried, the Board **rescinded** its prior approval of the proposal from Common Cents Power Washing for enzyme power washing and graffiti removal.

FINANCIAL MATTERS

Payment of Claims: The Board reviewed claims for the period ending August 18, 2026, in the amount of \$25,705.58.

Following discussion, upon motion duly made by Director Lavery, seconded by Director Koelbel, and upon vote unanimously carried, the Board ratified approval of the payment of claims in the amount of \$25,705.58.

Financial Statements, Property Tax Reconciliation, and Schedule of Cash Position: Ms. Henderson presented the Financial Statements, Property Tax Reconciliation, and Schedule of Cash Position dated June 30, 2026, updated as of August 13, 2026.

Following discussion, upon motion duly made by Director Koelbel, seconded by Director Lavery, and upon vote unanimously carried, the Board accepted the Financial Statements, Property Tax Reconciliation, and Schedule of Cash Position dated June 30, 2026, updated as of August 13, 2026.

OPERATIONS AND MAINTENANCE MATTERS

Report from BrightView Landscape Services, Inc. (“BrightView”): Mr. Adam Thouvenot reported on the status of various projects within the District.

2026 Conejos Street Landscape Renovation Project (“Project”):

- **Boulder Installation at Quitman:** Mr. Thouvenot reported the boulders had been installed. The Board discussed a proposal in the amount of \$1,748.22 for installation of rock gravel. Mr. Thouvenot noted his crew will redistribute the rock gravel to see if additional rock gravel is needed. Following discussion, the Board directed that the installation of additional rock gravel be placed on a future agenda for further consideration.
- **Paver Installation at Odell's and the Community Garden:** Mr. Thouvenot reported the paver installation had been completed. The Board considered a proposal in the amount of \$1,223.42 for installation of tan breeze at the Community Garden. Following discussion, upon motion duly made by Director Koelbel, seconded by Director Lavery, and upon vote unanimously carried, the Board approved the proposal and directed preparation of a change order to

evidence same.

- **Dirt Removal:** Mr. Thouvenot reported the dirt was removed pursuant to the contract. The Board requested photographs and invoices related to the dirt removal work.
- **Final Walkthrough:** Mr. Thouvenot reported the final walkthrough had been completed and the dead plant material has been replaced.
- **Warranty:** Ms. Finn noted the project is subject to a one-year warranty period commencing August 19, 2026.

Ongoing Landscape Maintenance Services: Mr. Thouvenot provided updates regarding ongoing landscape maintenance activities throughout the District.

- **Irrigation Repairs/Invoicing:** Mr. Thouvenot discussed ongoing irrigation repairs. The Board requested a summary and description of the work performed.
- **Controller, Faceplate, and Grounding Rod:** Mr. Thouvenot reported that replacement of the controller, faceplate, and grounding rod was not necessary.
- **Hand Watering:** Mr. Thouvenot reported BrightView has been hand watering flowers due to irrigation system issues.
- **Tree Trimming:** Mr. Thouvenot noted the tree trimming activities are ongoing.
- **Trash Can Replacement on 17th Street:** The Board discussed replacement of a trash can located on 17th Street and requested a proposal for the work.
- **Day Porter Services:** The Board discussed day porter services and expressed a desire for improved communication regarding on-site activities.
- **Porous Landscape Detention Cleaning (PLDs):** Mr. Thouvenot reported that cleaning of the porous landscape detention areas is ongoing.
- **Mulch Installation:** The Board requested a proposal for additional mulch installation in the Chapel Plaza area.
- **Dead Tree Replacement:** The Board requested a proposal for removal and replacement of the dead tree located at the corner of Quitman Street and 16th Street.

2026-2027 Snow Removal Services: Mr. Thouvenot advised the Board that BrightView is prepared to provide snow removal services for the 2026-2027 season. No action was taken by the Board, which will consider alternative snow removal providers.

2026-2027 Holiday Lighting and Décor: Mr. Carr presented options for 2026-2027 holiday lighting and décor and indicated that photographs of the proposed options would be provided for review at the next meeting.

Proposal for Pump Repair Work from Tutt Service Enterprises: The Board review a proposal for pump repair work from Tutt Service Enterprises.

Following discussion, upon motion duly made by Director Lavery, seconded by Director Ellertson, and upon vote unanimously carried, the Board approved the proposal for pump repair work from Tutt Service Enterprises, in the amount of \$5,950.11, and authorized preparation and execution of a Service Agreement for these services.

Maintenance Items:

- Water Usage Report: The Board reviewed the Water Usage Report. Ms. Finn noted usage is down due to the irrigation system not functioning properly.
- Power Washing Services: Ms. Finn reported that Public Alliance LLC is evaluating alternative vendors for power washing services.
- Signage: Director Ellertson noted that “pee here signs” need to be posted close to the boulders along the streetscape areas.
- Community Garden: Ms. Finn reported issues related to a gardener installing a personal lock on the community garden gate. Ms. Finn recommended retaining the gardener's deposit. Following discussion, upon motion duly made by Director Lavery, seconded by Director Ellertson, and upon vote unanimously carried, the Board authorized retention of the deposit.
- Security Services: Director Ellertson requested the security company patrol during the hours of 5:00 a.m. to 6:00 a.m.
- Other: Director Ellertson requested that graffiti be removed as soon as possible.

**BOARD MEMBER
ITEMS**

None.

OTHER BUSINESS

None.

ADJOURNMENT

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

Signed by:

Ann Finn

Secretary