

**RECORD OF PROCEEDINGS  
MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
SIERRA RIDGE METROPOLITAN DISTRICT NO. 2**

**HELD:** The 4<sup>th</sup> day of April 2024 at 9:00 a.m. at 10185 Urbana Boulevard, Parker, CO 80134, and via Zoom videoconference.

**ATTENDANCE:**

A regular meeting of the Board of Directors of Sierra Ridge Metropolitan District No. 2, Douglas County, Colorado, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Kimberly Barb, President  
Alexis Beeman, Secretary  
Ken McMillen, Assistant Secretary  
William Monroe, Assistant Secretary  
Robert Drucker, Treasurer

Also present were Sky Smeltzer and Denise Bogue of Advance HOA, Kimberly Johans of Simmons & Wheeler, P.C., Josh Schultz of Schultz Industries Inc., and Lisa K. Mayers, Esq. of Spencer Fane LLP.

**CALL TO ORDER:**

The Board noted that a quorum was present for the purpose of conducting a regular meeting of the Board of Directors of Sierra Ridge Metropolitan District No. 2. The meeting was called to order at 9:00 a.m.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

None.

**APPROVAL OF THE AGENDA:**

Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the Agenda as amended.

**PUBLIC COMMENT:**

None.

**SOCIAL COMMITTEE REPORT:**

Betsie Gentz was not able to attend and present a report. The Board discussed committee activities

including the success of Coffee and Conversations which will continue on a monthly basis with future dates to be announced.

### **MINUTES:**

The Board reviewed the Minutes of the Regular Meeting held March 7, 2024. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the Minutes as amended.

### **FINANCIAL MATTERS:**

Claims. Ms. Johanns presented the claims to the Board. Discussion ensued regarding the Merrick invoices. Upon motion duly made, seconded and upon vote unanimously carried the Board accepted and approved the claims as presented except for the Merrick invoices. It was noted that Ms. Bogue will contact Merrick regarding the invoiced amount.

Accountant's Report. Ms. Johanns presented the report to the Board. Discussion ensued regarding the transfer of all assets and financial matters from District No. 1 to District No. 2. Upon motion duly made, seconded and upon vote unanimously carried the Board accepted and approved the report as presented.

Audit. Ms. Johanns noted that there will not be an audit for District No. 1 because there is no Board to authorize the audit and no taxes to be collected by District No. 1.

### **COMMUNITY MANAGEMENT REPORT:**

Ms. Bogue presented the report to the Board. Discussion ensued regarding the delivery of the pool deck tables, the finalization of the lighting contract for the flood lights, status of the reserve study, replacement of doors, replacement of access panels, the need to upgrade the electrical in order to install the access panels, scheduling a plumbing inspection, the purchase of a 55 inch TV for the clubhouse, the resignation of Dennis Kuhn from the ARC committee and the appointment of Thelma Mueller to the ARC committee, ongoing covenant compliance issues related to weeds, dead trees, rock beds and fences, the involvement of the health department to assist with trash issues, zoning inspections, Douglas County snow removal compliance inspections, the insurance policy, the sunshade installation, the concrete installation, Lennar's responsibility for potential damages caused by the contractor, the possibility of sending a certified letter to address a resident running a business out of the residence with commercial trucks parking at the property, and the potential to proceed with foreclosure dependent upon the resident's response, and parking violations and enforcement actions that may be taken against a violator.

### **DIRECTOR ITEMS:**

The Board discussed the status of the District's name change. Legal counsel will advise when the name change becomes final.

## **LANDSCAPE AND MAINTENANCE ITEMS:**

Mr. Schultz presented the report to the Board. Discussion ensued regarding the playground mulch, the Xcel vault, installation of mulch beds around the trees, activation of the sprinkler system, flower beds, loose fence boards, and the landscape warranty replacement work starting the week of April 15<sup>th</sup>. It was noted that Mr. Schultz will walk the community in early June and report back to the Board in July regarding the warranty replacement work status; and, the reserve study may advise when fences need to be replaced as opposed to being repaired.

## **ATTORNEY ITEMS:**

Ms. Mayers provided an update on Lennar's plan to make the pool repairs after the pool has closed for the season. The Board advised that the pool closes in late September and repairs should not commence until the pool has closed for the season. The Board asked Ms. Mayers for specific actions required by the County in order to pursue the acquisition of the former school site. It was noted that Ms. Mayers will provide the requirements to Directors Barb and Monroe prior to the next meeting.

## **OTHER BUSINESS:**

The Board discussed the pre-submittal requirements for the Tuff Shed structure.

## **EXECUTIVE SESSION:**

Not needed.

## **ADJOURNMENT/CONTINUATION:**

There being no further business to come before the Board and upon motion duly made, seconded and upon vote unanimously carried, the Board moved to adjourn the meeting at 10:44 a.m. The foregoing Minutes constitute a true and correct copy of the Minutes of the above-referenced meeting and were approved by the Board of Directors of the Sierra Ridge Metropolitan District No. 2.

*Alexis Beeman*

---

Secretary for District No. 2