

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

HELD: The 6th day of April 2023 at 9:00 a.m. at 10185 Urbana Boulevard, Parker, Colorado 80134.

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 A. Barb, President
Ken McMillen, Assistant Secretary
Robert Drucker, Assistant Secretary
William Monroe, Director

Also present were Sky Smeltzer and Denise Bogue of Advance HOA, Kimberly Johanns of Simmons & Wheeler, P.C., Josh Schultz of Schultz Industries Inc., Elena Arnosky of Leaf Design Works, Sarah Look of the Social Committee, Russell W. Dykstra, Esq. of Spencer Fane LLP and members of the public.

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 9:02 a.m. Director Beeman was absent, absent excused.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

Mr. Dykstra noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Secretary of the Districts. Upon motion duly made, seconded and upon vote unanimously carried, the Board directed that said disclosures be incorporated herein.

APPROVAL OF THE AGENDA:

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

PUBLIC COMMENT:

The Board heard comments regarding the Meridian Village basketball court build out.

XERISCAPE PRESENTATION:

Ms. Arnosky of Leaf Design Works presented a plan for xeriscape design concepts and services to the Board. Discussion ensued.

SOCIAL COMMITTEE:

Sarah Look provided an update on upcoming events to the Board. Discussion ensued regarding the dumpster day event, the food truck kick-off and messaging on payment program for events.

IDES/LENNAR IMPROVEMENTS REPORT:

No report was presented. Discussion ensued regarding the spring inspection and pavilion caulking issues. Mr. Schultz will follow up on scheduling a walk-through.

MINUTES:

The Board reviewed the Minutes of the Regular Meeting held March 2, 2023. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the Minutes as revised.

FINANCIAL MATTERS:

Claims. Ms. Johanns presented the claims to the Board. Discussion ensued. Upon motion duly made, seconded and upon vote unanimously carried the Board accepted the claims as presented and authorized the submittal of the claims to the Board of Sierra Ridge Metropolitan District No. 1.

Accountant's Report. Ms. Johanns presented the report to the Board. Discussion ensued. Upon motion duly made, seconded and upon vote unanimously carried the Board accepted the report as presented.

COMMUNITY MANAGEMENT REPORT:

Ms. Bogue presented the management report to the Board. Discussion ensued regarding the clubhouse internet contract, social events waiver requirement via electronic acknowledgement, tree damage and replacement, replacement of the playground slide, the violations report, the fence staining program and the violation enforcement policy and threshold for legal action on collections. Upon motion duly made, seconded and upon vote unanimously carried the Board approved the slide replacement in an amount not to exceed \$3,000.00.

LANDSCAPE AND MAINTENANCE ITEMS:

Mr. Schultz presented the report and provided an update on landscape activities to the Board. Discussion ensued regarding re-seeding, plant replacement, concrete replacement, sidewalk and landscape damage, irrigation turn-on, and spring tree replacement. Upon motion duly made, seconded and upon vote unanimously carried the Board approved the sidewalk and landscape damage proposal in an amount not to exceed \$900.00.

DIRECTOR ITEMS:

The Board discussed the May 2023 election.

ATTORNEY ITEMS:

Discuss Settlement Agreement with Lennar. Mr. Dykstra discussed the status of the settlement and related issues with the Board.

1st Green Colorado Proposal. The Board discussed the proposal. The Board requested that Director Drucker follow-up and request that proposals include a demonstration garden.

Discuss Postponement of May Meeting. Upon motion duly made, seconded and upon vote unanimously carried the Board declined postponing the May meeting. The Board inquired about the canvass meeting and instructed Spencer Fane to schedule the canvass meeting.

OTHER BUSINESS:

The Board discussed the Rampart close out issues and requested that Mr. Dykstra follow up on warranty issues. The Board also discussed election campaigning and the ballot return process.

EXECUTIVE SESSION (if needed):

Not needed.

ADJOURNMENT:

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 11:03 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.

Robert Drucker

Secretary for District No. 2