

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

**HELD:** The 2<sup>nd</sup> day of November 2023 at 9:00 a.m. via video and teleconference.

**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  
Alexis Beeman, Secretary  
Ken McMillen, Assistant Secretary  
William Monroe, Assistant Secretary  
Robert Drucker, Treasurer

Also present were Denise Bogue and Doc Lopez of Advance HOA, Kimberly Johanns of Simmons & Wheeler, P.C., Josh Schultz of Schultz Industries Inc., Russell W. Dykstra, Esq. and Danielle K. Kaiser, 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.

**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.

**ADVANCE HOA INSURANCE CLAIM UPDATE:**

Mr. Lopez provided an update on the electrical work, Filing 3, the pool house gutter installation, roofing and painting, and pillar lighting.

## **IDES/LENNAR IMPROVEMENTS REPORT:**

It was noted that the June report was the most current report and that there won't be any further activity until the final walkthrough in the Spring of 2024.

## **MINUTES:**

The Board reviewed the Minutes of the Regular Meeting held October 5, 2023. 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. 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 and approved the report as presented.

Review Draft Budgets. The Board reviewed the draft budgets. Director Barb requested that Ms. Johanns provide updated numbers to the Board before the December budget meeting.

Review and Consider Approval of Wipfi Audit Engagement Letter. Ms. Johanns presented the agreement to the Board. Discussion ensued. Upon motion duly made, seconded and upon vote unanimously carried the Board accepted and approved the agreement in an amount not to exceed \$6,500.00 and approved authorizing Director Barb to execute the agreement.

## **COMMUNITY MANAGEMENT REPORT:**

Ms. Bogue presented the management report to the Board. Discussion ensued regarding electrical updates, the Phase 3 repairs, fence issues, graffiti removal, holiday decorations, sunshades, awnings, tables, umbrellas, the school lot, the lights on Urbana and Lincoln, the change to clubhouse hours, replacement of the front door keypad mechanism, compliance issues, Copper Steppe issues, lien statements, and a request from a homeowner regarding reversal of delinquency fees. Upon motion duly made, seconded and upon vote unanimously carried, the Board denied the homeowner request for the reversal of the delinquency fees and approved repairs to the front door in an amount not to exceed \$4,000.00.

It was noted that the social committee has booked singers for the Cocoa with Claus event and that payment was required two weeks before the event.

## **LANDSCAPE AND MAINTENANCE ITEMS:**

Mr. Schultz presented the report and provided an update on landscape activities to the Board. Discussion ensued regarding Filing 3, backflow security, outlet draining, tree wrapping, removal

of flowers, and weed prevention. It was noted that Mr. Schultz will report back to the Board regarding areas that need seeding.

**DIRECTOR ITEMS:**

Review and Consider Approval of Xeriscape Plan: The Board discussed revisions to the Xeriscape plan and timing.

**ATTORNEY ITEMS:**

Mr. Dykstra provided an update to the Board regarding the pool repairs. It was noted that Mr. Dykstra will review the contract for sunshades before it's submitted to the contractor. The Board directed Directors Drucker and McMillen to obtain concrete pad and storage building dimensions. The Board discussed the purchase price for the school site, the dissolution of metropolitan district No. 1, and the 2024 budget.

**OTHER BUSINESS:**

None.

**EXECUTIVE SESSION (if needed):**

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 11:08 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*

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Secretary for District No. 2