

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

HELD: The 5th day of October 2023 at 9:00 a.m. in person.

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

Also present were Denise Bogue 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 at 9:00 a.m. Director Drucker was absent, absence excused.

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.

FINANCIAL MATTERS:

Claims. Ms. Johanns presented the claims to the Board. Discussion ensued regarding the deposit for pool shades. 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 regarding the general and debt service funds, property taxes, the budget process and hearing, the interest rate, district fees, and hail damage proceeds. Upon motion duly made, seconded and upon vote unanimously carried the Board accepted and approved the report as presented.

IDES/LENNAR IMPROVEMENTS REPORT:

Mr. Dykstra provided an update regarding anticipated expenses and timing to the Board.

MINUTES:

The Board reviewed the Minutes of the Regular Meeting held September 7, 2023. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the Minutes as presented.

COMMUNITY MANAGEMENT REPORT:

Mr. Lopez provided an update on hail damage repair activities and work in Filing 3, and lighting around the pool. Discussion ensued regarding the style of lights. Mr. Lopez proposed adding floodlights at the entrance, and discussion ensued regarding the number of same. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved authorization of the installation of three floodlights not to exceed \$4,000.00.

Ms. Bogue presented the management report to the Board. Discussion ensued regarding hail damage repairs, future maintenance items, Phase 3 repairs and fencing, the holiday decoration policy, sun shades for the pool deck and picnic tables, the need for an ADA compatible website, the tree policy, violations and the 2024 Advance HOA management agreement Upon motion duly made, seconded and upon vote unanimously carried, the Board approved amending the holiday decoration policy, approved contracting with Streamline to establish an ADA compliant website, and the 2024 Advance HOA management agreement. It was noted that the current tree policy requires residents to have two trees on their property.

LANDSCAPE AND MAINTENANCE ITEMS:

Mr. Schulz presented the report and provided an update on landscape activities to the Board. Discussion ensued regarding cleaning the drain inlet in Filing 3. Mr. Schulz also presented the landscape budget proposal to the Board. Discussion ensued regarding removal of dirt on sidewalks and removal of an Aspen tree, and the Lincoln washouts.

DIRECTOR ITEMS

Mr. Monroe and Mr. McMillen presented takeaways from the Douglas County Taxing Authority Summit. Discussion ensued regarding Proposition HH and the ability to adjust mill levies. Mr. Dykstra provided a brief explanation of Proposition HH and what might be done regarding the mill levy depending on whether Proposition HH fails or passes.

ATTORNEY ITEMS:

Mr. Dykstra provided an update to the Board regarding the Lennar settlement agreement and the steps necessary to dissolve Sierra Ridge Metropolitan District No. 1. Discussion ensued.

OTHER BUSINESS:

None.

EXECUTIVE SESSION (if needed):

Not needed.

ADJOURNMENT/CONTINUATION:

Upon motion duly made, seconded and upon vote unanimously carried, the Board moved to continue the meeting to October 25, 2023, at 4:00 p.m. for the sole purpose of conducting a budget work session.



Secretary for District No. 2