

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

HELD: The 17th day of November 2023 at 1:30 p.m. via video and teleconference.

ATTENDANCE:

A special 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 Russell W. Dykstra, Esq. and Danielle K. Kaiser, Esq. of Spencer Fane LLP.

CALL TO ORDER:

The Board noted that a quorum was present for the purpose of conducting a special meeting of the Board of Directors of Sierra Ridge Metropolitan District No. 2. The meeting was called to order at 1:30 p.m. Director Monroe 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 presented.

PUBLIC COMMENT:

No members of the public were present.

ATTORNEY ITEMS:

Mr. Dykstra discussed the termination with the Board. Discussion ensued regarding the sidewalk, streets, sewer lines and water lines obligations and the director parcel. It was noted that the streets are owned by the County and that the water and sewer lines are owned by Parker Water and

Sanitation. Mr. Dykstra will report back to the Board regarding the responsible party for the sidewalks in front of the residences. It was noted that the court filing to change the district name will possibly occur in January or February of 2024.

Review and Consider Approval of Agreement to Terminate Intergovernmental Agreement Concerning District Operations and Outstanding Reimbursement Obligations. Mr. Dykstra presented the agreement to the Board. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the agreement as presented.

Review and Consider Approval of Second Amendment to Facilities Funding and Acquisition Agreement with Lennar Colorado, LLC and Sierra Ridge Metropolitan District No. 1. Mr. Dykstra presented the agreement to the Board. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the agreement as presented.

Review and Consider Acceptance of Special Warranty Deed conveying real property tracts from Sierra Ridge Metropolitan District No. 1. Mr. Dykstra presented the agreement to the Board. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the agreement as presented.

Review and Consider Acceptance of Bill of Sale conveying public improvements from Sierra Ridge Metropolitan District No. 1. Mr. Dykstra presented the agreement to the Board. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the agreement as presented.

Review and Consider Approval of Assignment of Noe Landscape and Wall Easement from Sierra Ridge Metropolitan District No. 1. Mr. Dykstra presented the agreement to the Board. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the agreement as presented.

Review and Consider Approval of Assignment of Meritage Homes Easement from Sierra Ridge Metropolitan District No. 1. Mr. Dykstra presented the agreement to the Board. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the agreement as presented.

Review and Consider Approval of Assignment of Schultz Industries Inc. Contracts from Sierra Ridge Metropolitan District No. 1. Mr. Dykstra presented the agreement to the Board. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the agreement as presented.

Review and Consider Approval of Assignment of Management Agreement with Advance HOA Management, Inc. from Sierra Ridge Metropolitan District No. 1. Mr. Dykstra presented the agreement to the Board. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the agreement as presented.

Review and Consider Approval of Assignment of Sign License Agreement with Ventana Capital, Inc. from Sierra Ridge Metropolitan District No. 1. Mr. Dykstra presented the agreement to the

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

Review and Consider Approval of Assignment of Sidewalk Maintenance Agreement with Douglas County from Sierra Ridge Metropolitan District No. 1. Mr. Dykstra presented the agreement to the Board. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the agreement as presented.

Review and Consider Approval of License Agreement with Douglas County from Sierra Ridge Metropolitan District No. 1. Mr. Dykstra presented the agreement to the Board. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the agreement as presented.

OTHER BUSINESS:

The Board discussed the pool, the legislative special session, and the requirements for the annual town hall meeting.

EXECUTIVE SESSION, IF NECESSARY:

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 1:55 p.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