

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

**HELD:** The 7<sup>th</sup> day of March 2024 at 9:00 a.m. via 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 Johanns of Simmons & Wheeler, P.C., Josh Schultz of Schultz Industries Inc., Betsie Gentz of the Social Committee, Nicole R. Peykov, Esq. and Jim Wooll, Esq. of Spencer Fane LLP and Mike Cooper.

**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:**

Ms. Gentz provided an update on the February coffee meet-up noting that another meet-up is planned for March. She also discussed the holiday event, the cancellation of the Easter egg hunt, the blood drive, food trucks starting in April and the preparation of graduation banners.

## **MINUTES:**

The Board reviewed the Minutes of the Regular Meeting held February 1, 2024. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the Minutes as presented.

## **FINANCIAL MATTERS:**

Claims. Ms. Johanns presented the claims to the Board. Discussion ensued regarding the bank accounts. Upon motion duly made, seconded and upon vote unanimously carried the Board accepted and approved the claims as presented.

Accountant's Report. Ms. Johanns presented the report to the Board. Discussion ensued regarding amending MD No. 1's budget. Upon motion duly made, seconded and upon vote unanimously carried the Board accepted and approved the report as presented.

## **ATTORNEY ITEMS:**

Review and Consider Ratification of First Amendment to License Agreement. Ms. Peykov presented the agreement to the Board. Discussion ensued. Upon motion duly made, seconded and upon vote unanimously carried the Board approved ratification of the amendment to the agreement as presented.

Review and Consider for Approval Resolution Regarding Name Change. Ms. Peykov presented the resolution to the Board. Discussion ensued. Upon motion duly made, seconded and upon vote unanimously carried the Board approved the resolution as presented.

Discuss Proposed School Property Purchase. Ms. Peykov discussed the purchase with the Board. Upon motion duly made, seconded and upon vote unanimously carried the Board directed legal counsel to obtain additional information from the County in terms of whether the County would be receptive to the request and the potential purchase price. It was noted that depending on the response from the County the Board would formulate a proposal as part of the pre-submittal application process.

## **EXECUTIVE SESSION:**

Upon motion duly made, seconded, and upon vote unanimously carried the Board convened to Executive Session pursuant to C.R.S. Section 24-6-402(4)(b) and (e) for the purpose of receiving legal advice on specific legal questions at 9:32 a.m. Upon motion duly made, seconded, and upon vote unanimously carried the Board closed the Executive Session at 10:19 a.m.

## **COMMUNITY MANAGEMENT REPORT:**

Ms. Bogue presented the report to the Board. Discussion ensued regarding the tables for the pool deck, the timing of the reserve study, the clubhouse doors, lights at the entrances, the new payment platform, violations, Copper Steppe violations, Copper Steppe trash issues, the request from a homeowner to waive the fine for a holiday light violation, the insurance refund request, the TV at the clubhouse, the ARC approval process and painting the drip edge. Upon motion duly made, seconded, and upon vote unanimously carried the Board approved the table and umbrella proposals in an amount not to exceed \$17,000.00 noting that the order will be delayed until the Board is informed of the timing of the pool deck repairs. The Board approved authorizing Ms. Bogue to meet with and inform Lennar that the clubhouse doors need to be replaced with commercial doors, the Board approved the installation of flood lights at entrances in an amount not to exceed \$13,000.00, the Board approved postponing the repair of the backlights, and it denied the request to waive the fine for the holiday light violation, and the Board also approved the purchase of a new TV for the clubhouse.

Ms. Peykov presented to the Board the proposed amendment to the rules and regulations which addresses signage. Discussion ensued. Upon motion duly made, seconded and upon vote unanimously carried the Board approved the amendment, as amended following discussion.

## **DIRECTOR ITEMS:**

Discuss Light Policy. Tabled.

Discuss Storage Shed. The Board discussed the storage shed options.

Review and Consider Approval of Construction Contract with Tuff Shed, Inc. Director Drucker presented the contract proposal to the Board. Discussion ensued. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the contract as presented.

Review and Consider Approval of Construction Contract with Condor Concrete Inc. Director Drucker presented the contract proposal to the Board. Discussion ensued. Upon motion duly made, seconded and upon vote unanimously carried the Board approved the contract as presented.

Xeriscape Community Meeting. It was noted that the Xeriscape community meeting will be held on March 12, 2024.

## **LANDSCAPE AND MAINTENANCE ITEMS:**

Mr. Schultz presented the report to the Board. Discussion ensued regarding the completion of the Sediment 1A work, the completion of the dog station work, the status of the dormant shrub and perennial pruning, the wood chips in the playground area in Filing 3, and the Chambers drainage issue. Mr. Schultz then presented the tree ring mulch proposal and top dress proposal to the Board. Discussion ensued. Upon motion duly made, seconded and upon vote unanimously carried the Board approved the proposals as presented.

**OTHER BUSINESS:**

None.

**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 11:45 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