

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

HELD: The 4th day of January 2024 at 9:00 a.m. at 10185 Urbana Boulevard, Parker, CO 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:

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

Also present were Denise Bogue of Advance HOA, Kimberly Johans of Simmons & Wheeler, P.C., Josh Schultz of Schultz Industries Inc., Betsie Gentz and Nicole Craft (Social Committee), 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 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 Barb 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.

SOCIAL COMMITTEE REPORT:

It was noted that Betsie Gentz will take over the social committee work. Discussion ensued regarding the Santa event, refunds for no-shows for the Santa event, sponsors for the movie night, and dates for the wine and whiskey event. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved denying the request for a refund for the Santa event and approved the distribution of \$2,000 to the Parker Task Force and \$450 to the Dumb Friends League

from funds collected throughout the year for events.

MINUTES:

The Board reviewed the Minutes of the Regular Meeting held December 7, 2023, Regular Meeting. 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 President and Treasurer to be authorized approvers for bill.com requests.

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

COMMUNITY MANAGEMENT REPORT:

Ms. Bogue presented the report to the Board. Discussion ensued regarding the insurance claim, additional insurance coverage for the pool, the reserve study, yard signs for roofing and painting services after work has been completed, the pool contract, tables for the pool area, violations, the snow removal compliance, Copper Steppe violations, the light policy, the school lot, thefts from the mail kiosk areas, the safety grant, and commercial vehicle parking violations. Upon motion duly made, seconded and upon vote unanimously carried the Board approved the reserve study, the pool contract in an amount not to exceed \$82,000. Mr. Dykstra noted that yard signs are not allowed per the covenants, that covenants can be amended with approval of 66% of the homeowners, that the covenants don't apply to public roadways and that residents are responsible for snow and ice removal and can be held personally liable if accidents occur. The Board directed Ms. Bogue to add notes in the newsletter regarding the yard sign policy, the snow and ice removal policy, the recent thefts from the mail kiosk areas and the recommendation from the post office that residents pick up their mail daily.

DIRECTOR ITEMS:

Director McMillen noted that the recently installed flood lights are working great and that the Board should consider installing three additional lights at each main entrance. It was noted that a bid will be available at the next meeting for the light installation.

LANDSCAPE AND MAINTENANCE ITEMS:

Mr. Schultz presented the report to the Board. Discussion ensued regarding the re-grading and seeding of area 1A, the pruning of grasses in mid-January, rock replacement, the dog stations, and the drainage issue along Chambers. Upon motion duly made, seconded and upon vote unanimously carried the Board approved the proposals for setting the dog stations in foam and replacing the dog

station lids. Director Beeman noted that the drainage issue along Chambers hasn't been fixed by Lennar. Mr. Schultz will follow up with Lennar and report back to the Board.

ATTORNEY ITEMS:

Mr. Dykstra provided an update on the dissolution of Sierra Ridge Metropolitan District No. 1 and confirmed that sidewalk maintenance is the responsibility of the homeowners.

OTHER BUSINESS:

Director Drucker provided an update on the shed to the Board. Discussion ensued regarding the removal of holiday decorations and the xeriscape amendment.

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 10:45 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

Secretary for District No. 2