

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

HELD: The 2nd day of March 2023 at 9:00 a.m. via WebEx video and conference.

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

Also present were Denise Bogue of Advance HOA, Kimberly Johanns of Simmons & Wheeler, P.C., Josh Schultz of Schultz Industries Inc., Laura Heinrich, Esq. of Spencer Fane LLP; and Linda Depkin who is the Treasurer of the Social Committee.

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:

Ms. Heinrich noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Secretary of the Districts. Upon motion duly made, seconded and upon vote unanimously carried, the Board directed that said disclosures be incorporated herein.

APPROVAL OF THE AGENDA:

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

PUBLIC COMMENT:

None.

IDES/LENNAR IMPROVEMENTS REPORT:

The Board determined that there was nothing to discuss.

MINUTES:

The Board reviewed the Minutes of the Regular Meeting held February 2, 2023. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the Minutes as revised.

FINANCIAL MATTERS:

Claims. Ms. Johanns presented the claims to the Board. Discussion ensued. Director Monroe requested that the District Manager investigate less expensive internet at the next renewal period. 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. Ms. Johanns indicated that she is waiting to hear back from Tom Clark regarding developer receivables. Ms. Johanns explained that the increase in insurance is due to a general 20-30% increase in insurance premiums for all districts. The amount received for the insurance claim for mailbox kiosks will be added to the report after the claim is approved. The funds in the Colorado Trust account are doing well. Upon motion duly made, seconded and upon vote unanimously carried the Board accepted the report as presented.

COMMUNITY MANAGEMENT REPORT:

Ms. Bogue presented the management report to the Board. Discussion ensued regarding the Perfect Pools agreement and how to address the early closure of the pool and contract price if pool construction commences in the summer. Ms. Heinrich indicated that Mr. Dykstra advised that the District should enter into a contract with Perfect Pools with the provision that they can terminate after August 1 if required for pool reconstruction. Ms. Bogue will send the updated Perfect Pools agreement to Spencer Fane for review.

General discussion ensued regarding future use of Sign Up Genius, Schultz providing pet waste services, the Social Committee, correspondence to go out to the community regarding spring maintenance in late March, the April newsletter, violations, and food trucks. Ms. Bogue reported that Copper Steppe will be taking down holiday lights as soon as possible.

LANDSCAPE AND MAINTENANCE ITEMS:

Mr. Schultz presented the report to the Board. Mr. Schultz reported that re-seeding at Chambers and Parker will be completed the week of March 6. Additional areas to be accepted by Lennar will be identified. A walkthrough will be set up for early May regarding Filing 3.

General discussion ensured regarding damage associated with the 1B sidewalk, which included damage to the sidewalk, sprinkler, edging, and rocks. The footprints are still visible after the work was completed. Mr. Schultz will reach back out regarding the damage and will consult Mr. Dykstra if necessary.

Director Barb requested that Mr. Dykstra provide an update to the Board regarding the rules of acceptance for the Rampart Range work.

Mr. Schultz reported that fertilizers and pre-emergent will be put down in March. Discussion ensued regarding ensuring that trash, rock, and pieces of edging are cleaned up. Tree wraps will be removed between mid-April and the end of April.

DIRECTOR ITEMS:

The Board engaged in discussion regarding xeriscaping, design templates, and the Douglas County requirement that standard designs be in place. Director Drucker indicated that it would be helpful to have 2-3 experienced designers present their xeriscaping designs for tree lawns. Director Drucker also presented the idea of Demonstration Garden to be located in the District's common area. Director Drucker will reach out to designers and request that they do a 15-minute presentation to the Board at a future meeting.

ATTORNEY ITEMS:

Ms. Heinrich provided the Board with an update on the regular election to be held on May 2, 2023. There are three open seats for the 2027 term. The Designated Election Official has received five sufficient self-nomination forms back from Kimberly Barb, Robert Drucker, Alexis Beeman, David Gibbs, and Yelena "Lena" Higgins. Ballots will be sent out in mid-April. Spencer Fane will prepare a short summary regarding the election for the District's newsletter.

Ms. Heinrich provided an update on the Lennar pool agreement. Discussions are ongoing and an agreement is being negotiated. Mr. Dykstra will call a special meeting with the Board once an agreement is negotiated that can be presented to the Board.

OTHER BUSINESS:

None.

EXECUTIVE SESSION (if needed):

Not needed.

ADJOURNMENT:

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 continue the meeting to March 15, 2023 at 1:30 p.m. at the Clubhouse. 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.

Robert Drucker

Secretary for District No. 2