

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

**HELD:** The 5<sup>th</sup> day of January 2023 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:

Kimberly A. Barb, President  
Ken McMillen, Assistant Secretary  
Robert Drucker, Assistant Secretary  
William Monroe, Director

Also present were Denise Bogue of Advance HOA, Kimberly Johanns of Simmons & Wheeler, P.C., Josh Schultz of Schultz Industries Inc., and Russell W. Dykstra, 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 9:02 a.m. Director Beeman was absent, absence excused.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

Mr. Dykstra 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:**

No members of the public were present.

**IDES/LENNAR IMPROVEMENTS REPORT:**

The Board discussed the IDES report and issues regarding the native grass areas and Newlin Gulch pond status.

## **MINUTES:**

The Board reviewed the Minutes of the Regular Meeting held December 1, 2022. 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 regarding the tax revenue projections, the bond payment status, developer reimbursement payables, issues with the social committee bank account, costs for the dog station and the proposal from Schultz Industries to maintain the dog station. 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. Upon motion duly made, seconded and upon vote unanimously carried the Board accepted the report as presented.

2022 Auditor Engagement. Ms. Johanns presented the engagement letter to the Board. Discussion ensued. Upon motion duly made, seconded and upon voter unanimously carried the Board approved the letter subject to legal review.

Parker Water and Sanitation Billing for 10225.5 Isle Street Meter. The Board discussed the water bill and possible splitting of the cost. Mr. Dykstra will report back to the Board regarding the filing 2 acceptance agreement.

## **COMMUNITY MANAGEMENT REPORT:**

Ms. Bogue presented the management report to the Board. Discussion ensued regarding the timing and issues related to the amendment of the enforcement policy, the mail kiosk replacement including replacement keys, possible insurance coverage and restitution potential, the builder sign removal, the xeriscape presentation, the violations report, tree replacement reminders, commercial vehicle parking, Coppersteppe violations and assessments, permanent light issues, and the request for revisions to the clubhouse rental usage charge. Upon motion duly made, seconded and upon vote unanimously carried the Board denied the request for changes to the clubhouse rental usage charge.

The Board discussed the social committee's report on holiday events.

## **LANDSCAPE AND MAINTENANCE ITEMS:**

Mr. Schultz presented the report to the Board. Discussion ensued regarding tree removal, stake clean up, signage replacement, snow removal, edging and landscape clean up, and possible sidewalk replacement.

**DIRECTOR ITEMS:**

None.

**ATTORNEY ITEMS:**

Mr. Dykstra provided an update on the pool litigation and timing. Discussion ensued regarding communications for the tax reduction, election status and related deadlines.

**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 adjourn the meeting at 10:41 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.

*Robert Brucker*

---

Secretary for District No. 2