

SERENITY RIDGE METROPOLITAN DISTRICT NO. 2 (“DISTRICT”)

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 □ 800-741-3254
Fax: 303-987-2032
<https://serenityridgemd1-2.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

Fernando Dias
Christopher Parkins
Herbert Green
Wiktorina K. Pisarek Green
Jennifer Elsea
David Solin

Office:

President
Treasurer
Assistant Secretary
Assistant Secretary
Assistant Secretary
Recording Secretary

Term/Expiration:

2027/May 2027
2025/May 2025
2025/May 2025
2025/May 2025
2027/May 2027

DATE: Thursday, December 5, 2024

TIME: 10:00 A.M.

PLACE: Zoom Meeting: The meeting can be joined through the directions below.

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District, that are not otherwise on the Agenda. Comments will be limited to three (3) minutes per person.
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II. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
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- B. Confirm quorum, location of the meeting and posting of meeting notices. Approve Agenda.
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- C. Review and approve the Minutes of the July 29, 2024 Special Meeting (enclosure).
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- D. Discuss business to be conducted in 2025 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and times (suggested dates are June 5, 2025, and December 4, 2025, all at 10:00 a.m.) and consider adoption of Resolution No. 2024-12-01 Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
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- E. Update on website accessibility matters.
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III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims as follows (enclosures):

Fund	Period ending Aug. 31, 2024	Period ending Sept. 30, 2024	Period ending Oct. 31, 2024	Period ending Nov. 30, 2024
General	\$ 66,061.51	\$ 42,272.21	\$ 31,572.21	\$ 12,759.71
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 66,061.51	\$ 42,272.21	\$ 31,572.21	\$ 12,759.71

- B. Review and accept unaudited financial statements (enclosure).
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- C. Consider engagement of Scott C. Wright, CPA for preparation of 2024 Audit (to be distributed).
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- D. Conduct Public Hearing to consider Amendment of 2024 Budget and (if necessary) consider adoption of Resolution to Amend the 2024 Budget and Appropriate Expenditures.
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- E. Discuss imposition of an Operations & Maintenance Fee and consider adoption of a Resolution of the Board of Directors of the District Regarding the Imposition of District Operations and Maintenance Fees (to be distributed).
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- F. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money, and Resolution to Set Mill Levies (enclosures – preliminary AV, draft 2025 Budget, and Resolutions).
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- G. Authorize renewal of the District’s insurance and Special District Association (“SDA”) membership for 2025.
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- H. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
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- I. Consider appointment of the District Accountant to prepare the 2026 Budget and set the date for a Public Hearing to adopt the 2026 Budget for December 4, 2025, at 10:00 a.m., to be held via videoconference.
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IV. LEGAL MATTERS

- A. Discuss May 6, 2025 Regular Director Election and consider adoption of Resolution No. 2024-12-__ Resolution Calling May 6, 2025 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination Forms are due by February 28, 2025. Discuss the need for ballot issues and/or questions.
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- B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2025 (Transparency Notice).
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V. OPERATIONAL/MAINTENANCE MATTERS

- A. Review and ratify approval of Change Order No. 1 to the Service Agreement between the District and Keesen Landscape Management, Inc. for the 2024-2025 Snow Removal (enclosure).
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- B. Review and ratify approval of Change Order No. 4 to the Service Agreement between the District and Keesen Landscape Management, Inc. for the Arapahoe Median Maintenance (enclosure).
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- C. Discuss and consider approval of proposal from Keesen Landscape Management, Inc. for 2025 Landscape Maintenance and authorize District Counsel to prepare a Service Agreement related to same (enclosure).
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- D. Discuss and consider approval of proposal from Keesen Landscape Management, Inc. for tree replacement (enclosures – proposal and report).
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VI. OTHER BUSINESS

A.

VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.