

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SERENITY RIDGE METROPOLITAN DISTRICT NO. 2 (THE “DISTRICT”) HELD MARCH 19, 2025

A special meeting of the Board of Directors of the Serenity Ridge Metropolitan District No. 2 (referred to hereafter as the “Board”) was convened on Wednesday, March 19, 2025, at 11:00 a.m., and held via Zoom videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Fernando Dias, President
Christopher Parkins, Treasurer
Herbert Green, Assistant Secretary
Wiktorina K. Pisarek Green, Assistant Secretary
Jennifer Elsea, Assistant Secretary

Also, In Attendance Were:

David Solin and Diana Garcia; Special District Management Services, Inc. (“SDMS”)

Paula Williams, Esq. and Kate Olson, Esq.; McGeady Becher Cortese Williams P.C.

Sheila Schiesser; SPS Court Reporting, LLC

PUBLIC COMMENT

There were no public comments

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. Attorney Williams reported that a disclosure of potential conflicts of interest was filed with the Secretary of State for Director Dias, and no additional conflicts were disclosed at the meeting.

Quorum/Confirmation of Meeting Location/Posting of Notice: Mr. Solin confirmed the presence of a quorum. The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the

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location of the District's Board meeting. It was noted that the Board had determined to conduct the meeting via videoconference. It was further noted that notice of the time, date and video conference information was duly posted and that they had not received any objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Agenda: The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director H. Green, seconded by Director Dias, and upon vote unanimously carried, the Board approved the Agenda.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director H. Green, seconded by Director Dias, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://serenityridgemd2.colorado.gov>, or if posting on the website is unavailable, notice will be posted at the following physical location within the District's boundaries: on the South side of Arapahoe Road, between Smoky Hill Road and Powhatan Road.

Minutes of the December 5, 2024 Regular Meeting and the December 5, 2024 Statutory Annual Meeting: The Board reviewed the Minutes of the December 5, 2024 Regular Meeting and the December 5, 2024 Statutory Annual Meeting.

Following review, upon motion duly made by Director H. Green, seconded by Director Dias, and upon vote unanimously carried, the Board approved the Minutes of the December 5, 2024 Regular Meeting and the December 5, 2024 Statutory Annual Meeting.

FINANCIAL MATTERS

Payment of Claims: Mr. Solin reviewed the following claims with the Board:

Fund	Period Ending December 2024	Period Ending January 2025	Period Ending February 2025
General	\$ 6,996.76	\$ 18,123.53	\$ 11,183.29
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 6,996.76	\$ 18,123.53	\$ 11,183.29

Following discussion, upon motion duly made by Director Parkins, seconded by Director Dias and, upon vote unanimously carried, the Board ratified approval of the payment of the claims.

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Unaudited Financial Statements and Schedule of Cash Position: Mr. Solin reviewed the unaudited financial statements and schedule of cash position for the period ending December 31, 2024, with the Board.

Following discussion, upon motion duly made by Director Dias, seconded by Director Parkins, and upon vote unanimously carried, the Board accepted the unaudited financial statements and schedule of cash position as of December 31, 2024.

LEGAL MATTERS

May 6, 2025 Election: Mr. Solin updated the Board on the status of the May 6, 2025 Directors' Election, noting that the election had been cancelled, as allowed by statute, as there were not more candidates than seats available on the Board.

Public Hearing to Consider the Exclusion of Real Property of 10.593 Acres: The President opened the public hearing to consider the Exclusion of Real Property (total of approximately 10.593 acres) out of the District's boundaries.

Mr. Solin introduced Sheila Schiesser, the court reporter brought in to transcribe the exclusion hearings, and noted for the record the Board Members and Staff who were present. Mr. Solin further noted that no written objection to the Petitions had been filed. Attorney Williams noted that there are two conflicts, two board members (Fernando Dias, who resides at 26401 E. Moraine Place and Chris Parkins, who resides at 7627 S. Patsburg Way) have petitioned for their respective properties to be excluded from the District. They will each recuse themselves when voting on their own properties.

It was noted that publication of notice stating that the Board would consider the exclusion of real property and the date, time and place of the public hearing was made in *The Sentinel*, a newspaper having general circulation within the District, on March 6, 2025. No public comments were received, and the public hearing was closed.

Following discussion, upon motion duly made by Director Dias, seconded by Director Parkins and, upon vote carried, with Director Elsea voting in opposition, the Board approved the Petitions for Exclusion of Real Property from the boundaries of the District with the exception of the Petitions related to 26401 E. Moraine Place and 7627 S. Patsburg Way, and approved adoption of Resolution No. 2025-03-01; Resolution of the Board of Directors of Serenity Ridge Metropolitan District No. 2, Resolution For Exclusion of Real Property.

Following discussion, upon motion duly made by Director Dias, seconded by Director H. Green and, upon vote carried, with Director Parkins abstaining and Director Elsea voting in opposition, the Board approved the Petition for Exclusion of Real Property from the boundaries of the District for 7627 S.

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Patsburg Way and approved adoption of Resolution No. 2025-03-01; Resolution of the Board of Directors of Serenity Ridge Metropolitan District No. 2, Resolution For Exclusion of Real Property.

Following further discussion, upon motion duly made by Director Parkins, seconded by Director H. Green and, upon vote carried, with Director Dias abstaining and Director Elsea voting in opposition, the Board approved the Petition for Exclusion of Real Property from the District boundaries for 26401 E. Moraine Place and approved adoption of Resolution No. 2025-03-01; Resolution of the Board of Directors of Serenity Ridge Metropolitan District No. 2, Resolution For Exclusion of Real Property.

Ms. Schiesser exited the Board meeting at this time.

OPERATION AND MAINTENANCE MATTERS

Service Agreement for Rodent Control Services between the District and Berrett Pest Control Co LLC: Mr. Solin informed the Board that the HOA had advised him that residents neighboring the detention ponds are concerned about voles and mosquito activity during the summer. Mr. Solin presented a proposal from Berrett Pest Control Co LLC for rodent control services, noting that this proposal is the only one received to date. The Board deferred consideration of this matter.

Proposal from Keesen Landscape Management, Inc. ("Keesen") for Tree Replacement: Mr. Solin presented the proposal, noting that these trees were previously maintained by the HOA. Mr. Solin informed the Board that he will ask Keesen about the cost difference between winter watering: (1) restarting the irrigation system in the middle of winter, running water to everything, then rewinterizing it afterwards, versus (2) bringing in a tanker truck to water in the winter. He will also ask about the cost of wrapping per tree and will request a quote from a different vendor for these same services. The Board deferred consideration of this matter.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Dias, seconded by Director H. Green and, upon vote, unanimously carried, the meeting was adjourned without objection.

Respectfully submitted,

By 
Secretary for the Meeting