

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SERENITY RIDGE METROPOLITAN DISTRICT NO. 2 (THE “DISTRICT”) HELD JULY 29, 2024

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 Monday, July 29, 2024, at 10:00 a.m., via Zoom videoconference. The meeting was open to the public.

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#### **ATTENDANCE**

##### **Directors In Attendance Were:**

Fernando Dias, President  
Herbert Green, Assistant Secretary  
Wiktoria K. Pisarek Green, Assistant Secretary

##### **Also, In Attendance Were:**

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

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

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#### **ADMINISTRATIVE MATTERS**

**Disclosure of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Solin noted that a quorum was present and requested members of the Board disclose any potential conflicts of interest regarding any matters scheduled for discussion at the meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the 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.

**Agenda:** Mr. Solin reviewed the proposed Agenda for the special meeting.

Following discussion, upon motion duly made by Director Dias, seconded by Director Green and, upon vote unanimously carried, the Board approved the Agenda and excused the absence of Directors Parkins and Elsea.

**Meeting Location and Posting of Notice:** The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting. Following discussion, upon motion duly made by Director

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Dias, seconded by Director Green and, upon vote unanimously carried, the Board determined to conduct the District's meeting via video / telephone conference. The Board further noted that notice of the time, date and 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.

**Minutes of the December 15, 2022 Regular Meeting and the March 13, 2024 Special Meeting:** The Board reviewed the Minutes of the December 15, 2022 Regular Meeting and the March 13, 2024 Special Meeting.

Following review, upon motion duly made by Director Green, seconded by Director Dias, and upon vote unanimously carried, the Board approved the Minutes of the December 15, 2022 Regular Meeting and the March 13, 2024 Special Meeting.

**2024 Special District Association (SDA) Annual Conference:** Mr. Solin discussed the SDA Conference with the Board.

Following discussion, upon motion duly made by Director Dias, seconded by Director Green, and upon vote unanimously carried, the Board authorized interested Board Members to attend the 2024 SDA Annual Conference in Keystone on September 10, 11 and 12, 2024.

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### **PUBLIC COMMENT**

There were no public comments.

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### **FINANCIAL MATTERS**

**Payment of Claims:** The Board considered ratifying approval of the payment of claims as follows:

<b>Fund</b>	<b>Period Ending Mar. 31, 2024</b>	<b>Special Payment Mar. 31, 2024</b>	<b>Period Ending Apr. 30, 2024</b>
General	\$ 16,470.93	\$ 54,205.63	\$ 35,221.64
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 16,470.93</b>	<b>\$ 54,205.63</b>	<b>\$ 35,221.64</b>

<b>Fund</b>	<b>Period Ending May 31, 2024</b>	<b>Period Ending Jun. 30, 2024</b>	<b>Period Ending Jul. 29, 2024</b>
General	\$ 20,156.74	\$ 24,690.01	\$ 33,238.48
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 20,156.74</b>	<b>\$ 24,690.01</b>	<b>\$ 33,238.48</b>

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

**Unaudited Financial Statements and Cash Position:** Mr. Solin reviewed the unaudited financial statements and cash position for the period ending June 30, 2024.

Following discussion, upon motion duly made by Director Green, seconded by Director Dias, and upon vote unanimously carried, the Board accepted the unaudited financial statements and cash position, as corrected.

**2022 Audit:** The Board reviewed the 2022 Audit.

Following discussion, upon motion duly made by Director Green, seconded by Director Dias, and upon vote unanimously carried, the Board ratified approval of the 2022 Audit and execution of the Representations Letter.

**Public Hearing on Amendment to 2023 Budget:** Director Dias opened the public hearing to consider a further amendment to the 2023 Budget.

It was noted that publication of Notice stating that the Board would consider further amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Following discussion, upon motion duly made by Director Dias, seconded by Director Green, and upon vote unanimously carried, the Board adopted the Resolution to Further Amend the 2023 Budget.

**2023 Audit:** Mr. Solin reviewed the 2023 Audit with the Board.

Following discussion, upon motion duly made by Director Dias, seconded by Director Green, and upon vote unanimously carried, the Board approved the 2023 Audit, subject to final legal review, and authorized execution of the Representations Letter.

**Serenity Ridge Owners Association (HOA) Reimbursement:** The Board discussed the reimbursement from the District to the HOA for payment of utility bills and related penalties paid by the HOA.

Following discussion, upon motion duly made by Director Dias, seconded by Director Green, and upon vote unanimously carried, the Board ratified approval

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of reimbursement from the District to the HOA for payment of utility bills and related penalties paid by the HOA, including the \$12,000 credit received from Aurora Water.

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### **OPERATION AND MAINTENANCE**

**Change Order No. 3 to Service Agreement for 2024 Landscape Maintenance Services:** The Board reviewed Change Order No. 3 to Service Agreement for 2024 Landscape Maintenance Services between the District and Keesen Landscape Management, Inc. (“Keesen”), for 2024 Common Area Maintenance.

Following discussion, upon motion duly made by Director Dias, seconded by Director Green, and upon vote unanimously carried, the Board approved Change Order No. 3 to Service Agreement for 2024 Landscape Maintenance Services between the District and Keesen, for 2024 Common Area Maintenance, in the amount of \$53,000.81.

**Proposal for Playground Bark:** The Board reviewed a Proposal from Keesen for Playground Bark.

Following discussion, upon motion duly made by Director Dias, seconded by Director Green, and upon vote unanimously carried, the Board approved the Proposal from Keesen for Playground Bark, in the amount of \$14,874.45.

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### **LEGAL MATTERS**

**Dissolution of Serenity Ridge Metropolitan District No. 1:** Attorney Williams provided an update to the Board regarding status of the dissolution of Serenity Ridge Metropolitan District No. 1.

**Implementation of Operations & Maintenance Fees:** The Board discussed the matters related to the proposed implementation of Operations & Maintenance Fees beginning in 2025.

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### **OTHER BUSINESS**

**District Website Accessibility Matters:** Mr. Solin provided an update to the Board regarding District website accessibility matters.

**Annual Statutory Town Hall Meeting and 2025 Budget Workshop:** Mr. Solin discussed the need for a Statutory Annual “Town Hall” Meeting and 2025 Budget Workshop. The Board determined to schedule the Statutory Annual “Town Hall” Meeting immediately prior to the December 5<sup>th</sup> Regular Meeting. A Budget Workshop is anticipated to be held in November at a date and time to be determined.

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### ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Green, seconded by Director Pisarek Green and, upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting