

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://serenityridgemd2.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

Herbert Green
Brian Smith
Fernando Dias
Wiktorina K. Pisarek Green
Jennifer Elsea
David Solin

Office:

President
Treasurer
Assistant Secretary
Assistant Secretary
Assistant Secretary
Recording Secretary

Term/Expiration:

2029/May 2029
2029/May 2029
2027/May 2027
2029/May 2029
2027/May 2027

DATE: Thursday, December 4, 2025

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 COMMENT

- 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 June 30, 2025 Special Meeting and the June 30, 2025 Statutory Annual Meeting (enclosures).
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- D. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and times (suggested dates are June 4, 2026, and December 3, 2026, at 10:00 a.m. via videoconference) and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
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- E. Authorize renewal of the District's insurance and Special District Association ("SDA") membership for 2026.
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III. FINANCIAL MATTERS

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

Fund	Period Ending Jul. 2025	Period Ending Aug. 2025	Period Ending Sept. 2025
General	\$ 41,277.64	\$ 48,304.93	\$ 58,240.34
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 41,277.64	\$ 43,304.93	\$ 58,240.34

Fund	Period Ending Oct. 2025	Period Ending Nov. 2025
General	\$ 34,909.71	\$ 16,861.09
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 34,909.71	\$ 16,861.09

- B. Review and accept unaudited financial statements (enclosure).
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- C. Consider engagement of Scott C. Wright, CPA for preparation of 2025 Audit (to be distributed).
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- D. Conduct Public Hearing to consider Amendment of 2025 Budget and (if necessary) consider adoption of Resolution to Amend the 2025 Budget.
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- E. Discuss status of exclusion of real property out of the District's boundaries.
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- F. Discuss the District's Operations & Maintenance Fee and consider adoption of a Resolution of the Board of Directors of the District Regarding Amending the Imposition of District Operations and Maintenance Fees, if necessary.
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- G. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money, and Resolution to Set Mill Levies (enclosures – preliminary AV, draft 2026 Budget, and Resolutions).
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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 (“Certifications”). Direct District Accountant to file the Certifications with the Board of County Commissioners and other interested parties.
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- I. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.
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- J. Consider appointment of the District Accountant to prepare the 2027 Budget and set the date for a Public Hearing to adopt the 2027 Budget for December 3, 2026, at 10:00 a.m., to be held via videoconference.
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IV. LEGAL MATTERS

- A. Discuss HB25-1090 compliance related to professional services provider engagements.
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- B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice).
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V. OPERATIONAL/MAINTENANCE MATTERS

- A. Review proposal from Keesen Landscape Management, Inc. for Removal of Dead Pine Branches (enclosure) and authorize preparation of a Change Order to the Service Agreement between the District and Keesen Landscape Management, Inc.
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- B. Review proposal from Keesen Landscape Management, Inc. for Installation of Smart Irrigation Controllers (enclosure) and authorize preparation of a Change Order to the Service Agreement between the District and Keesen Landscape Management, Inc.
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VI. OTHER BUSINESS

- A. _____

VII. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.***

Informational Enclosure:

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