

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SERENITY RIDGE METROPOLITAN DISTRICT NO. 2 (THE “DISTRICT”) HELD DECEMBER 5, 2024

A regular meeting of the Board of Directors of the Serenity Ridge Metropolitan District No. 2 (referred to hereafter as the “Board”) was convened on Thursday, December 5, 2024, at 10:00 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
Wiktoria K. Pisarek Green, Assistant Secretary
Jennifer Elsea, Assistant Secretary

Also, In Attendance Were:

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

Paula Williams, Esq.; McGeady Becher Cortese Williams P.C.

Alex Salemi; Moeller Graf, P.C.

Lulia and Tom Putnam, Carol Caldwell, Nick Jabbour, Brian Smith, Philip Medford, Zhane Woodall, and Amy Hester; District Residents

PUBLIC COMMENT

The Board addressed comments from numerous members of the public.

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

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regarding the requirements of Section 32-1-903(1), C.R.S., concerning the 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 Green, seconded by Director Dias, and upon vote unanimously carried, the Board approved the Agenda.

Minutes of the July 29, 2024 Special Meeting: The Board reviewed the Minutes of the July 29, 2024 Special Meeting.

Following review and discussion, upon motion duly made by Director Green, seconded by Director Dias, and upon vote unanimously carried, the Board approved the Minutes of the July 29, 2024 Special Meeting.

Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: The Board discussed the business to be conducted in 2025 and determined to hold regular meetings on June 5, 2025 and December 4, 2025 at 10:00 a.m. via videoconference.

Following discussion, upon motion duly made by Director Dias, seconded by Director Green, and upon vote unanimously carried, the Board adopted a Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

Website Accessibility Matters: Mr. Solin updated the Board on the status of website accessibility matters.

FINANCIAL MATTERS

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

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

Following discussion, upon motion duly made by Director Dias, seconded by Director Green 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 September 30, 2024 with the Board.

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 schedule of cash position.

2024 Audit Preparation: The Board considered the engagement of Scott C. Wright, CPA to perform the 2024 Audit.

Following discussion, upon motion duly made by Director Green, seconded by Director Dias, and upon vote unanimously carried, the Board approved the engagement of Scott C. Wright, CPA to perform the District's 2024 Audit, for an amount not to exceed \$6,500.00.

2024 Budget Amendment Hearing: The President opened the public hearing to consider an amendment to the 2024 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2024 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 Parkins, seconded by Director Green, and upon vote unanimously carried, the Board adopted a Resolution to Amend the 2024 Budget.

Operations and Maintenance Fees: The Board discussed the imposition of an Operations & Maintenance Fee and considered a Resolution of the Board of Directors of the District Regarding the Imposition of District Operations and Maintenance Fees.

Following discussion, upon motion duly made by Director Parkins, seconded by Director Green, and upon vote unanimously carried, the Board adopted the Resolution of the Board of Directors of the District Regarding the Imposition of District Operations and Maintenance Fees to take effect on April 1, 2025.

Public Hearing on 2025 Budget: The President opened the public hearing to consider the proposed 2025 Budget and to discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2025 budget and the date, time and place of the public hearing

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was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

Public comments were received, and the public hearing was closed.

The Board reviewed the estimated 2024 expenditures and the proposed 2025 expenditures.

Following discussion, motion duly made by Director Parkins, seconded by Director Green, and upon vote unanimously carried, the Board approved the 2025 Budget, and adopted the Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and the Resolution to Set Mill Levies (General Fund at 4.011 mills and the Debt Service Fund at 40.001 mills, for a total mill levy of 44.012 mills), subject to final assessed valuation. The District Accountant was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Arapahoe County not later than December 15, 2024 and District Management was directed to transmit the Certification of Budget to the Division of Local Government no later than January 31, 2025.

District Insurance and Special District Association (“SDA”) Membership: The Board discussed renewal of the District’s insurance and SDA membership for 2025.

Following discussion, upon motion duly made by Director Parkins, seconded by Director Green, and upon vote unanimously carried, the Board directed renewal of the District’s insurance and SDA membership for 2025.

DLG-70 Mill Levy Certification Form and Mill Levy Public Information Form: Following discussion, upon motion duly made by Director Parkins, seconded by Director Green, and upon vote unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification Form and Mill Levy Information Form for certification to the Board of County Commissioners and other interested parties.

Preparation of 2026 Budget: Following discussion, upon motion duly made by Director Parkins, seconded by Director Green, and upon vote unanimously carried, the Board appointed the District Accountant to prepare the District’s 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.

LEGAL MATTERS

Resolution Calling May 6, 2025 Election: The Board discussed the May 6, 2025 election.

Following discussion, upon motion duly made by Director Dias, seconded by Director Green, and upon vote unanimously carried, the Board adopted the Resolution Calling May 6, 2025 Directors’ Election, which appointed David

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Solin as the Designated Election Official and authorized him to perform all tasks required for the May 6, 2025 Regular Election of the Board of Directors for the conduct of a mail ballot election. It was determined that there was no need to vote any ballot questions.

Section 32-1-809, C.R.S. Requirements (Transparency Notice): Attorney Williams discussed the special district transparency requirements of Section 32-1-809, C.R.S. with the Board. Following discussion, the Board directed District Management to post the special district transparency notice on the SDA and District websites.

OPERATION AND MAINTENANCE MATTERS

Change Order No. 1 to the Service Agreement for Snow Removal Services between the District and Keesen Landscape Management, Inc.: The Board reviewed Change Order No. 1 to the Service Agreement for Snow Removal Services between the District and Keesen Landscape Management, Inc.

Following discussion, upon motion duly made by Director Dias, seconded by Director Green, and upon vote unanimously carried, the Board ratified approval of Change Order No. 1 to the Service Agreement for Snow Removal Services between the District and Keesen Landscape Management, Inc.

Change Order No. 4 to the Service Agreement for Landscape Maintenance between the District and Keesen Landscape Management, Inc.: The Board reviewed Change Order No. 4 to the Service Agreement for Landscape Maintenance between the District and Keesen Landscape Management, Inc. for the Arapahoe Median Maintenance.

Following discussion, upon motion duly made by Director Dias, seconded by Director Green, and upon vote unanimously carried, the Board ratified approval of Change Order No. 4 to the Service Agreement for Landscape Maintenance between the District and Keesen Landscape Management, Inc. for the Arapahoe Median Maintenance.

Proposal from Keesen Landscape Management, Inc. for 2025 Landscape Maintenance: The Board discussed the Proposal from Keesen Landscape Management, Inc. for 2025 Landscape Maintenance.

Following discussion, upon motion duly made by Director Green, seconded by Director Dias, and upon vote unanimously carried, the Board approved the Proposal from Keesen Landscape Management, Inc. for 2025 Landscape Maintenance, in the amount of \$54,590.00 and authorized District Counsel to prepare a Service Agreement related to same.

Proposal from Keesen Landscape Management, Inc. for Tree Replacement: The Board deferred consideration of this matter.

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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 Green and, upon vote, unanimously carried, the meeting was adjourned without objection.

Respectfully submitted,

By 
Secretary for the Meeting