

MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LITTLETON VILLAGE METROPOLITAN DISTRICT NOS. 1 AND 2  
HELD  
FEBRUARY 25, 2019

A special meeting of the Board of Directors of the Littleton Village Metropolitan District Nos. 1 and 2 was held on February 25, 2019 at 5:30 p.m. at South Fellowship Church, 6560 South Broadway, Littleton, CO 80121. The meeting was open to the public.

Attendance

In attendance were the following Directors:

District No. 1:

Gardiner Hammond

(Note: Blaire Hammond resigned prior to the meeting)

District No. 2:

Michael Bolsinger

Chrystia Losianovich

Holly Bundschu

District No. 3:

Gardiner Hammond

Also in attendance were:

Geol Scheirman & Jason Carroll; CliftonLarsonAllen LLP ("CLA")

Trish Harris; White Bear Ankele Tanaka & Waldron

Patty Ortiz; Diverse Project Consultants, LLC

Lynn & Dana Christenson; Residents

Lynn Grover; Resident

Joseph Hasch; Resident

Tony Bundschu; Resident

Tom Paulsen; Resident

Call to Order/Declaration  
of Quorum/Joint Meetings

The Boards of Directors of Littleton Village MD Nos. 1 & 2 called the meeting to order at 5:35 p.m. and confirmed quorum was present. The absences of Director Cernanec and Director Williams were excused.

A quorum of the directors of Littleton Village Metropolitan District No. 3 was not present, so no meeting of District No. 3 was held and no action was taken by District No. 3

The Boards of Directors of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Director Qualifications  
Conflicts of Interest /  
Reaffirmation of  
Disclosures

The Boards were advised that pursuant to Colorado law, certain disclosures by the Boards' members may be required prior to taking official action at the meeting. The Boards reviewed the Agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

The Boards determined that participation by the directors with potential conflicts of interest was necessary to obtain a quorum or otherwise enable lawful action to occur.

Dog Park Discussion

Review and Consider Approval of Contract for Dog Park Mitigation (District No. 2)

Ms. Patty Ortiz presented options and recommendations for the dog park restoration to the Board. She discussed the timeline required by Watt.

Upon a motion duly made by Director Losianovich, seconded by Director Bolsinger and, upon vote, unanimously the District No. 2 Board approved the compaction grouting option to repair the dog park, as set forth in the memorandum from Diverse Project Consultants, contracting with Hayward Baker for the work, with the initial phase to include compaction grouting for the dog park area, with two additional scopes of work, to be commenced only upon a notice to proceed from the District to Hayward Baker, one for the surface restoration work and one for compaction grouting in the street area adjacent to the dog, contract to be prepared by legal counsel, subject to final review by Director Cernanec and Director Williams.

Public Comments

Ms. Lynn Christensen inquired about the District drafting a letter for the City of Littleton to enforce no parking zones. She noted that she has spoken about this issue with Mr. Mark Ralph with the City of Littleton. Ms. Christensen also requested additional "no parking" signage for the single-family homes alleyways. Ms. Christensen also asked for an update on sewer improvements and potential upgrades. The Board said that all improvement and upgrades have been completed.

Mr. Dana Christensen asked how payments are received for fees within the community and what consequences are for residents who do not pay. Mr. Scheirman noted that CLA will review delinquent fees for 2019 to compare

to the percentage of homeowners who are currently delinquent and will provide an update at the next Board meeting.

Approval of  
Consent Items

Review and Consider Approval of January 22, 2019 Regular Board Meeting Minutes (District No. 2)

Upon a motion duly made by Director Bolsinger, seconded by Director Losianovich and, upon vote, unanimously carried, the Board approved the Consent Items for District No. 2, as presented.

Financial Items

Review and Consider Approval of December 31, 2018 Unaudited Financial Statements

Mr. Carroll reviewed the December 31, 2018 Unaudited Financial Statements with the Board.

Following review, upon a motion duly made by Director Hammond, upon a vote, unanimously carried, the District No. 1 Board approved the December 31, 2018 Unaudited Financial Statements, as presented.

Following review, upon a motion duly made by Director Losianovich, seconded by Director Bundschu and, upon vote, unanimously carried, the District No. 2 Board approved the December 31, 2108 Unaudited Financial Statements, as presented.

Review, Ratify and Approval of Claims (District No. 1)

Mr. Carroll reviewed the claims with the Board.

Following review, upon a motion duly made by Director Hammond, upon a vote, unanimously carried, the District No. 1 Board approved the claims, subject to available funds.

Review and Ratify Approval of 4<sup>th</sup> Quarter Continuing Disclosure Reports (District No. 2)

Mr. Carroll reviewed the 4<sup>th</sup> Quarter Continuing Disclosure Reports with the Board.

Following review, upon a motion duly made by Director Losianovich, seconded by Director Bundschu and, upon vote, unanimously carried, the District No. 2 Board approved the 4<sup>th</sup> Quarter Continuing Disclosure Reports, as presented.

Other

The Board requested a fee structure for District No. 3 be presented at the next Board meeting. CLA agreed to provide at the next meeting.

Joint Executive Session

Joint Executive Session of the Boards of Directors of District No. 1 and District No.23 Pursuant to §24-6-402(4)(b), C.R.S. for the Purpose of Receiving Legal Advice and for Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations and Instructing Negotiators

Upon a motion duly made by Director Hammond, upon vote, unanimously carried, the District No. 1 Board entered into Executive Session at 7:23 p.m.

Upon a motion duly made by Director Losianovich, seconded by Director Bolsinger and, upon vote, unanimously carried, the District No. 2 Board entered Executive Session at 7:23 p.m.

Upon a motion duly made by Director Hammond, upon vote, unanimously carried, the District No. 1 Board exited Executive Session at 7:48 p.m.

Upon a motion duly made by Director Losianovich, seconded by Director Bolsinger and, upon vote, unanimously carried, the Board of District No. 2 exited Executive Session at 7:23 p.m.

The Boards took no action at this time.

Legal Items

Review and Consider Approval of Resolution Regarding Acceptance of Century Single Family Alley Tracts (District No. 1)

Attorney Harris reviewed the Resolution Regarding Acceptance of Century Single Family Alley Tracts with the Board.

Following review, upon a motion duly made by Director Hammond, upon vote, unanimously carried, the Board approved the Resolution Regarding Acceptance of Century Single Family Alley Tracts, as presented.

Review and Consider Approval of Resolution Regarding Acceptance of Richmond Landscaped Tracts around the Single Family Homes (District No. 1)

Attorney Harris reviewed the Resolution Regarding Acceptance of Century Single Family Alley Tracts with the Board.

Following review, upon a motion duly made by Director Hammond, upon vote, unanimously carried, the District No. 1 Board approved the Resolution Regarding Acceptance of Richmond Landscaped Tracts around the Single Family Homes.

Review and Consider Acceptance of Deed from Century to Townhome Landscaping and Alley Tracts (District No. 1)

This item was tabled.

Other

Attorney Harris discussed the upcoming trial for an accident near the community. Ms. Harris agreed to reach out to Director Cernanec to represent the District during the trial.

Attorney Harris presented an amendment to the easement between District No. 1 and Denver Water Easement. Following review, upon a motion duly made by Director Hammond, upon vote, unanimously carried, the District No. 1 Board approved the amendment.

Manager Items

Review and Consider Approval of Landscape Service Agreement with Brightview (District No. 1)

Mr. Scheirman reviewed the Landscape Service Agreement with Brightview, with the Board.

Following review, upon a motion duly made by Director Hammond, upon vote, unanimously carried the District No. 1 Board approved the Landscape Service Agreement with Brightview.

Discuss and Consider Acceptance of Richmond Improvements (District No. 1 & District No. 2)

1. MCD Professional Consulting

This item was tabled.

Update on Violation Process

Mr. Scheirman presented the violation process to the Board. The Board agreed to send pictures involving trash can violations to CLA. CLA will continue to send violation letters according to the approved violation process.

Discuss Request for Park Usage by the Arapahoe High School Rugby Team

The public inquired as to whether the community park could be utilized for Arapahoe High School rugby practices. The Board discussed concerns including field wear and tear and the need for insurance. The Board did not approve use of the field for team practices, at this time, but will review policy and procedures for potential future use.

Other

The Board discussed changes in snow removal, requesting that the wind rows be removed from the middle of the alley areas as it is causing ice buildup. CLA will continue to work with the vendor for services provided to the community.

Director Items

Appointment of Directors (District No. 3)

This item was tabled, due to no quorum present.

Appointment of Officers (District No. 3)

This item was tabled, due to no quorum present.

Community Meeting Update (District No. 3)

This item was tabled, due to no quorum present.

Other

None.

Other Business

Other

None.

Next Meeting

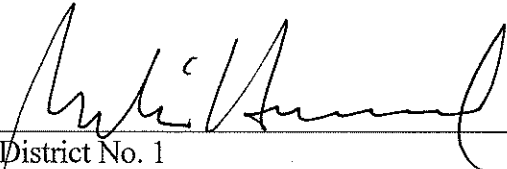
Confirm Quorum for March 26<sup>th</sup>, 2019 Regular Board Meeting

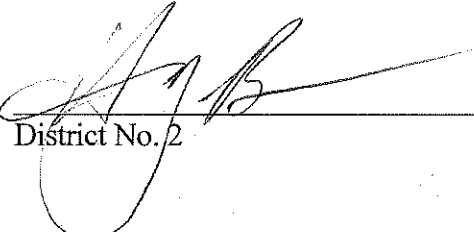
The Board confirmed a quorum for the March 26, 2019 Regular Board Meeting.

Adjournment

The Board adjourned the meeting at 8:20 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

  
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District No. 1

  
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District No. 2