

MINUTES OF A REGULAR MEETING  
OF THE BOARDS OF DIRECTORS OF THE  
LITTLETON VILLAGE METROPOLITAN DISTRICT NOS. 2 & 3  
HELD  
SEPTEMBER 24, 2019

A regular meeting of the Boards of Directors of the Littleton Village Metropolitan District Nos. 2 & 3 was held on September 24, 2019 at 5:30 p.m. at South Fellowship Church, 6560 South Broadway, Littleton, CO 80121.

Attendance

In attendance were the following Directors:

Phil Cernanec (No. 2)  
Holly Bundschu (No. 2)  
Chrystia Losianovich (No. 2)  
Michael Williams (No. 2)  
John Buchanan (No. 3)  
Sherry Buchanan (No. 3)  
Cathy Schwartz; Resident  
Lynn Christensen; Resident  
Ken Martinelli; Resident  
Angela Matzke; Resident

Also in attendance were:

Geol Scheirman & Thuy Dam; CliftonLarsonAllen LLP ("CLA")  
Trish Harris; White Bear Ankele Tanaka & Waldron

Call to Order/Declaration  
of Quorum

The Boards of Directors of Littleton Village MD Nos. 2 & 3 called the meeting to order at 5:32 p.m. and confirmed a quorum was present.

Director Qualifications  
Conflicts of Interest /  
Reaffirmation of  
Disclosures

The Boards were advised that pursuant to Colorado law, certain disclosures by the Board 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.

## Public Comments

Ms. Christensen informed the Board that the community newsletter was not distributed with monthly billing and requested that the link for the newsletter, on the District's website, be repaired. CLA will fix the website, along with redistributing the newsletter via email. Ms. Christensen also asked that trash from the construction site be removed.

Mr. Martinelli requested an update on commercial development, specifically regarding the grocery store. Additionally, Mr. Martinelli inquired as to when the landscaping for the commercial portion of the community would be completed. Mr. Scheirman stated that landscaping will be completed alongside construction of the commercial areas.

## Consent Items

### Review and Consider Approval of August 27, 2019 Regular Meeting Minutes and August 27, 2019 Special Meeting Minutes

Following review, upon a motion duly made by Director Bundschu, seconded by Director Williams and, upon vote, unanimously carried, the District No. 2 Board approved the August 27, 2019 regular meeting minutes and August 27, 2019 special meeting minutes, as presented.

Following review, upon a motion duly made by Director Jack Buchanan, seconded by Director Sherry Buchanan and, upon vote, unanimously carried the District No. 3 Board approved the August 27, 2019 regular meeting minutes, as presented.

## Financial Items

### Review and Consider Approval of Schedule of Cash Position, Property Taxes and Developer Funding

Following review, upon a motion duly made by Director Bundschu, seconded by Director Williams and, upon vote, unanimously carried, the District No. 2 Board approved the schedule of cash position, property taxes and developer funding, as presented.

Following review, upon a motion duly made by Director Jack Buchanan, seconded by Director Sherry Buchanan and, upon vote, unanimously carried, the District No. 3 Board approved the schedule of cash position, property taxes and developer funding, as presented.

### Other

The Board discussed the timing of a budget workshop and determined a conference call will be scheduled.

## Legal Items

### Discuss and Consider Ratifying Approval of Amendment to License Agreement with Gamkins, LLC for use of District space for food trucks

Following discussion the Board asked that there be updates to the agreement to include the license fee and deposit to be paid by Gamkins. Legal to update draft and Mr. Scheirman to distribute to Gamkins for review.

### Review and Consider Approval of Memorandum of Understanding between District No. 2 and District No. 3

Following discussion, this item was tabled to allow further fund scenarios to be generated and provided to the Boards for review.

### Discuss and Consider Approval of an Acquisition and Reimbursement Agreement between District No. 3 and Loch Lomond IV, et. al.

This item was tabled.

### Other

None.

## Manager Items

### Update on Dog Park Restoration

Mr. Scheirman provided an update to the Board on the dog park restoration project.

### Update on Northside Drainage Concerns

Mr. Scheirman updated the Board regarding his recent meeting with the City of Littleton to discuss potential options to remedy the drainage concerns within the community.

### Violations Update

Mr. Scheirman reviewed the violations report with the Board. The Board reiterated that Edison lights are not allowed within the community and requested CLA to follow up with necessary violation letters.

### Landscape Update

Mr. Scheirman provided a landscaping update to the Board.

### Parking Discussion

Mr. Scheirman provided options to remedy parking concerns within the community, including painting lines on curbs to assist the City's ability to enforce no parking in fire lanes. No decisions were made at this time.

Other

None.

Director Items

None.

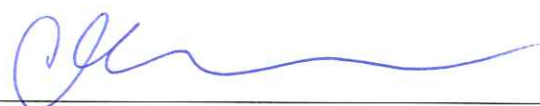
Other Business

None.

Adjournment

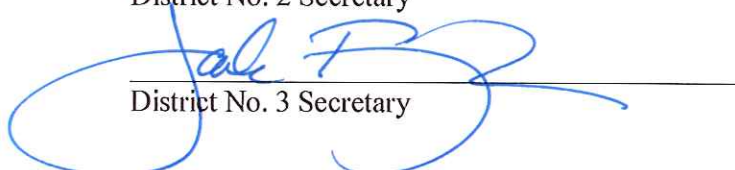
The Boards adjourned the meeting at 7:20 p.m.

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



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District No. 2 Secretary



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District No. 3 Secretary