

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2 (THE
“DISTRICT”)
HELD
APRIL 27, 2021

A special meeting of the Board of Directors of the Littleton Village Metropolitan District No. 2 (referred to hereafter as the “Board”) was convened on Tuesday, April 27, 2021, at 5:30 p.m. **Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held via Microsoft Teams. The meeting was open to the public.**

ATTENDANCE

Directors In Attendance Were:

Phil Cernanec, President
Holly Bundschu, Treasurer
Michael Bolsinger, Director
Zach Tedeschi, Director

Secretary Losianovich was absent.

Also, In Attendance Were:

Denise Denslow & Thuy Dam; CliftonLarsonAllen LLP (“CLA”)
Rangler Stuckey; BrightView
Trisha K. Harris, Esq.; White Bear Ankele Tanaka & Waldron P.C. (“WBA”)
Jason Bicknell, Charles Bicknell, Debora Luchsinger, Lynn Christensen,
Suzanne Spots, Aynie Riley, Ken Martinelli, Lee Reiresgord, Ray Johnson,
Jason Simonson, Dave Haag, Tony Bundschu, & Julie J.; Residents

ADMINISTRATIVE MATTERS

Call to Order: The meeting was called to order at 5:32 p.m. Attorney Harris noted that the items originally intended to be addressed in the Executive Session are permitted to be handled in open session.

Quorum/Director Qualification/Disclosure of Conflicts: A quorum was confirmed and the absence of Director Losianovich was noted and excused. The Board was advised that pursuant to Colorado law, certain disclosures by the Board’s members may be required prior to taking official action at the meeting. Attorney Harris reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Attorney Harris inquired into whether members of the Board had any additional disclosures of

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potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Public Comment: Lee Reiresgord stated suggestions regarding communications with residents when issues such as trash delays occur, information about recycling, and checking their unit's outside lighting for burnt out lightbulbs.

Lynn Christensen reported concern regarding trash and dog waste in the park and drainage areas and requested assistance with the newsletter.

Ray Johnson inquired about the annual water rate credit for the Century Communities townhomes. Ms. Denslow stated that this credit would occur in the next billing cycle and is approximately \$138 per unit credit. Mr. Johnson requested that the Board consider reducing the monthly water fee as this is the second year in which a credit will be issued.

Dave Haag reported concern regarding the noise of the snowplows. He requested that the Board consider utilizing a smaller piece of equipment to reduce noise. Ms. Denslow stated that BrightView is working to modify their route to delay snow removal in the particular alley to help with the noise disruption Mr. Haag spoke of.

Julie J. reported concern about dog waste and requested that CLA communicate with AMLI Development Co. about responsible park usage from their residents. Ms. Denslow stated she will reach out to AMLI. Julie also thanked the Board for their volunteerism.

Debora Luchsinger requested information regarding timing of mulch replacement. Director Cernanec stated that this issue would be discussed as part of a larger budget and community enhancement effort.

Tony Bundschu requested that the Board consider improvements to the park and dog park, as the dog park is not big enough to accommodate the number of pets in the community.

CONSENT AGENDA

Minutes from the November 24, 2020 Special Board Meeting:

Current Cash Position:

Upon a motion duly made by Director Bolsinger, seconded by Director Bundschu and, upon vote, unanimously carried, the Board approved the Consent Agenda items.

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FINANCIAL MATTERS

2020 Draft Audit: Ms. Dam reviewed the 2020 Draft Audit with the Board. She noted the most significant change from the previous year is in Note 7, which outlines the separation agreements. Upon a motion duly made by Director Bundschu, seconded by Director Cernanec and, upon vote, unanimously carried, the Board accepted the 2020 Draft Audit subject to clean opinion and final legal review.

Other: The Board discussed the need for a reserve study to be completed. Upon a motion duly made by Director Bolsinger, seconded by Director Cernanec and, upon vote, unanimously carried, the Board approved the engagement of Aspen Reserve Specialists to perform a reserve study in an amount not to exceed \$5,000.

MANAGER MATTERS

April 2021 BrightView Landscape Report: Mr. Stuckey reviewed the April 2021 BrightView Landscape Report with the Board. Discussion followed regarding plant replacements and potential community volunteer projects. No action was taken. Ken Martinelli addressed the Board and reported concerns regarding snow removal and stated that homeowners should be able to clear the walks in front of their units.

Other: None.

LEGAL MATTERS

Proposals for Residential Trash and Recycling Services: Ms. Denslow provided an update to the Board on the proposal pricing received for residential trash and recycling services. Following discussion, upon a motion duly made by Director Cernanec, seconded by Director Bundschu and, upon vote, unanimously carried, the Board approved entering into an Independent Contractor Agreement with Republic, subject to confirmation that two sizes of trash receptacles will be available to residents, and authorized Director Bolsinger to make a final determination. Ms. Denslow stated she will bring the process for switching out receptacles before the Board with a June 1st start date.

Amended and Restated Agreement Regarding Maintenance Fees: Attorney Harris reviewed the Amended and Restated Agreement with the Board. She noted that the purpose of the Agreement is to accommodate the change from condos to apartments with the sale of the Century Communities property in District No. 3. Upon a motion duly made by Director Cernanec, seconded by Director Bolsinger and, upon vote, unanimously carried, the Board approved the Amended and Restated Agreement Regarding Maintenance Fees as presented.

Other: The Board discussed the fee schedule and the need to continue to review it while considering the issue of notifying the community about maintenance items. No action was taken. This discussion was meant to occur during the Executive Session of this meeting but was taken in open session at this time.

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Director Cernanec provided an update to the Board and residents regarding the status of the E. Hinsdale Avenue road repairs. He stated that the City of Littleton will have a Council Study Session on May 25th and Directors Phil Cernanec and Jack Buchanan (District Nos. 1 and 3) will attend this meeting. This discussion was meant to occur during the Executive Session of this meeting but was taken in open session at this time.

EXECUTIVE SESSION of the Board of Directors for the purpose of receiving legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes, and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes as both relate to the settlement of Hinsdale Avenue and discussions with the City of Littleton regarding the same, and for the purpose of receiving legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes related to the matter of determining fees and assessments: Executive Session was not needed at this time.

DIRECTOR MATTERS

Other: Director Bolsinger initiated a discussion regarding the potential of soliciting proposals for services for landscape maintenance and snow removal, as well as legal, accounting and management services. Following discussion, it was determined that Directors Bolsinger and Bundschu would work through this process as a committee.

OTHER BUSINESS

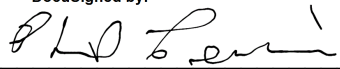
Quorum for the Next Meeting: The Board discussed the next scheduled meeting on July 27th. It was determined that CLA will poll the Board's availability for a new meeting date, as there are conflicts with the current date.

ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 8:43 p.m.

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

Respectfully submitted,

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Board President