

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2 (THE
“DISTRICT”)
HELD
AUGUST 5, 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 Thursday, August 5, 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
Zach Tedeschi, Director

Also, In Attendance Were:

Denise Denslow, Nic Carlson, Jason Carroll & Richard Haggarty;
CliftonLarsonAllen LLP (“CLA”)
Trisha K. Harris, Esq.; White Bear Ankele Tanaka & Waldron P.C. (“WBA”)
Michael Crespin; BrightView
Lynn Christensen; Resident
Ken Henry; Resident
Bebe Kleinman; Resident
Lynn Grover; Resident
Lee; Resident

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Director Cernanec called the meeting to order at 5:31 p.m. Following review, upon a motion duly made by Director Cernanec, seconded by Director Tedeschi and, upon vote, unanimously carried, the Board approved the agenda as presented.

Disclosures of potential conflicts of interest: 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 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

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participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Quorum, location of meeting and posting of meeting notices: A quorum was confirmed with the location of the meeting and the posting of the meeting notice.

Public comment: Ms. Christensen requested an update from the Board on the sinkhole and commercial development and requested that a Board member take over the responsibility of the newsletter. She also inquired about the park policy.

CONSENT AGENDA

Minutes from the April 27, 2021 special Board meeting:

Interim Claims:

Unaudited Financial Statements as of June 30, 2021 and Cash Position Report:

Ms. Denslow presented the Consent Agenda items to the Board. Following review, upon a motion duly made by Director Bundschu, seconded by Director Cernanec and, upon vote, unanimously carried, the Board approved the Consent Agenda items.

FINANCIAL MATTERS

Other: None.

MANAGER MATTERS

July 2021 BrightView Landscape Report: Mr. Crespin reviewed the July 2021 BrightView Landscape Report with the Board and answered Board member questions.

Basketball hoop violations: Ms. Denslow provided an update to the Board on the recent basketball hoop violations within the community. She stated that the majority of the hoops that were issued violations have been removed, but there are a few that remain. The Board discussed and determined that the rule will remain in current form.

Other: The Board discussed the current members serving on the Design Review Committee after Mike Bolsinger's resignation. Following discussion, upon a motion duly made by Director Cernanec, seconded by Director Tedeschi and, upon vote, unanimously carried, the Board confirmed the current slate of Design Review Committee members.

LEGAL MATTERS

Street issue: Attorney Harris provided an update to the Board on the street issue and noted that the City of Littleton is agreeable to repair the street with the District contributing \$200,000 after District Bonds are paid. She stated that she is working on drafting an agreement for this work.

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Other: Attorney Harris stated for the Board that she will bring proposals for covenant enforcement law firms to the next Board meeting.

DIRECTOR MATTERS

Board vacancies, appointment of directors and election of officers: This item was previously discussed. It was noted that CLA will post for a public meeting for the Board to discuss the vacancies and interested residents.

Soliciting proposals for landscape maintenance, snow removal, legal, accounting and management services: Director Cernanec provided an update to the Board on the solicitation of proposals for services and stated that the Board will continue to search for alternatives for contractors, however, no substantial update is available at this time.

OTHER BUSINESS


Quorum for the next meeting: A quorum was confirmed for the next meeting on October 26, 2021.

ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 6:21 p.m.

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

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting