

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2
HELD
JANUARY 16, 2024

A special meeting of the Board of Directors (the “Board”) of the Littleton Village Metropolitan District No. 2 (the “District”) was convened on Tuesday, January 16, 2024, at 5:30 p.m. via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance:

Jim Bowlby, Jr., President
Zach Tedeschi, Secretary
Jose Briones-Siria, Treasurer*
Thomas Browning, Assistant Secretary

Also In Attendance:

AJ Beckman, Kate Innes and Darci Armstrong; Public Alliance
Joan Fritsche, Esq.; Fritsche Law, LLC
Mike Bakarich; Morain Bakarich, CPAs
Mike Crespin and Leigh Dufresne; BrightView
Lynn Christensen and Douglas Bissonette, Members of the Public

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Mr. Beckman called the meeting to order at 5:30 p.m.

Following review, upon a motion made by Director Bowlby seconded by Director Briones-Siria and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Quorum, location of meeting and posting of meeting notices: A quorum of the Board was present, and the meeting location (Zoom) and meeting notice posting were confirmed.

Disclosures of potential conflicts of interest: None.

CONSENT AGENDA

December 11, 2023 Special Board Meeting Minutes and the December 11, 2023 Annual Board Meeting Minutes: Following discussion, upon a motion made by Director Browning, seconded by Director Tedeschi and, upon vote, unanimously carried, the Board approved the December 11, 2023 Special Board Meeting Minutes and the December 11, 2023 Annual Board Meeting Minutes, as presented.

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FINANCIAL MATTERS

Accounts Payable Through January 15, 2024, Cash Sheet and Property Tax Schedule: Mr. Bakarich presented the list of accounts payable. Following review and discussion, upon a motion duly made by Director Briones-Siria, seconded by Director Browning and, upon vote, unanimously carried, the Board ratified approval of the accounts payable dated January 15, 2024, in the amount of \$116,383.64.

Financial Statements: Mr. Bakarich reviewed the unaudited financial statements for the period ending December 31, 2023. Following review and discussion, upon a motion duly made by Director Tedeschi, seconded by Director Bowlby and, upon vote, unanimously carried, the Board approved the unaudited financial statements for the period ending December 31, 2023.

2024 Final Budget: Mr. Bakarich reviewed the final 2024 Budget with the Board. No action was taken.

MANAGEMENT MATTERS

Manager Report: Mr. Beckman reviewed the Manager's Report with the Board (attached hereto and incorporated herein by this reference). Following his review of the report, Mr. Beckman introduced Darci Armstrong as the new Events Coordinator for Public Alliance. Ms. Armstrong reported that she will coordinate events for the District as directed by the Board, and will assist in the procurement of grant funding for the events. She noted that anticipated events include a Spring Fling and Egg Hunt. Director Bowlby expressed interest in coordinating food trucks periodically as well.

Interviews for Landscaping and Snow Removal Services for 2024: Director Tedeschi reported that due to his recently testing positive for the COVID 19 virus he will not be able to attend a meeting this week. Mr. Beckman noted that his office will work on rescheduling interviews with potential landscaping contractors to a later date.

Follow up items from Prior Board Meetings: There were no follow-up items other than those noted in the Manager's Report.

Grant Funding Opportunities: Mr. Beckman reported that the City of Littleton is offering grant funding for neighborhood events of up to \$500 per event. Public Alliance will apply for funding to offset the costs of all events planned for 2024.

2024 Action Items: Director Bowlby listed the following priorities for consideration:

- Playground improvements
- Infrastructure improvements
- Smart Irrigation Controllers
- Landscaping conversion

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12 New Trees
Replacement of dead trees
Stump Removal
New Shrubs
Railing Replacements

Mr. Bowlby reported to the Board that he is aware of a request by a resident to install landscaping improvements on District property in the Dry Creek Right of Way at the homeowner's expense. Ms. Fritsche explained that in order to maintain District property under a comprehensive plan and to avoid setting a precedent, she recommends that only the District improve or maintain public improvements, including landscaping on District property.

Concrete Sidewalk and Alleyway Assessment from the Schedio Group: Mr. Beckman reviewed the report by Schedio Group. He noted that the report is an incomplete draft. Additional information including estimated costs and repair priorities will be added to the final report. Director Browning inquired about the original design. Following discussion, the Board requested that Mr. Beckman reach out to the City to obtain a copy of the approved plat and design documents on file.

BrightView Landscaping Report: Mr. Crespin reviewed the landscaping report with the Board.

Xeric landscaping Plan: Ms. Dufresne reviewed a proposed landscaping plan with the Board. Ms. Dufresne explained that the plan is intended to reduce the amount of turf, reduce water consumption, and reduce landscaping maintenance expenses. Director Browning asked if a cost benefit analysis could be performed. BrightView will prepare the analysis and distribute to the Board for review.

Liaison to the Design Review Committee: The Board discussed the appointment of a Liaison to the Design Review Committee. Following review and discussion, upon a motion duly made by Director Bowlby, seconded by Director Tedeschi and, upon vote, unanimously carried, the Board approved the appointment of Director Browning as the Liaison to the Design Review Committee.

LEGAL MATTERS

Other: Nothing new to report.

OTHER BUSINESS

AMLI Progress with the City of Littleton on New Construction: Director Bowlby reported to the Board that AMLI is working with the City of Littleton on design approvals. They are currently waiting for information related to the capacity of the sanitary sewer system.

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Dog Park Renovations Design: Director Bowlby reported that AMLI has received comments from the City on the proposed renovations and will respond to the comments accordingly.

Commercial Development:

Rino 38th Bar, Grill and Music Venue: Director Bowlby reported that the restaurant is still in the planning stage.

Daddy's Chicken Shack: Director Bowlby reported that the restaurant is now open.

El Pollo Loco: Director Bowlby reported that he believes the land is owned by the restaurant group, but the status of development is unknown.

Costco Development: Director Bowlby reported that a mixed-use development is planned to break ground on the west side of Broadway which will include several hundred residential units and a Costco.

PUBLIC COMMENT

Ms. Christensen asked if an e-Blast was sent notifying residents about the meeting. Director Bowlby confirmed that Public Alliance did in fact send notification prior to the meeting.

Ms. Christensen advised the Board and Consultants that the City's Community Development department is currently very understaffed, which may complicate grant funding logistics. She then asked if the Board is planning to pursue grants in 2024. Director Bowlby confirmed that the Board is planning to pursue funding for playground equipment and possibly other capital improvements as well as funding for community events.

Ms. Christensen asked if Director Bowlby would inquire with one of the councilmen about getting the stop sign installed at South Logan and East Fremont Place. Director Bowlby confirmed that he will make the inquiry.

**EXECUTIVE
SESSION**

Pursuant to Section 24-6-402(4)(b) and (e), C.R.S, upon motion duly made by Director Bowlby, seconded by Director Browning and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 6:59 p.m. for the purpose of receiving legal advice on specific legal questions regarding potential developer repayment obligations; and determining positions relative to matters that may be subject to negotiations; developing strategies for negotiations; and instructing negotiators regarding potential developer repayment obligations, pursuant to §§ 24-6-402(4)(b) and (e), C.R.S. Furthermore, pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record or

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electronic recording will be kept of those portions of the executive session that, in the opinion of the Board's attorney, constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

The Board reconvened in regular session at 7:48 p.m.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Briones-Siria, seconded by Director Bowlby and, upon vote, unanimously carried, the Board adjourned the meeting at 7:49 p.m.

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

Respectfully submitted,

DocuSigned by:



Secretary for the Meeting