

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2  
HELD  
MARCH 26, 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, March 26, 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

Following review, upon a motion made by Director Bowlby seconded by Director Tedeschi and, upon vote, unanimously carried, the absence of Director Browning was excused.

#### **Also In Attendance:**

AJ Beckman and Mark McGarey; Public Alliance  
Joan Fritsche, Esq.; Fritsche Law, LLC  
Mike Bakarich; Morain Bakarich, CPAs  
Lynn Christensen, Diana Kirk, Bette Klienney, Lee Reiergard, Mike Ceparano and Deb Keith, Members of the Public

### ADMINISTRATIVE MATTERS

**Call to order and approval of agenda:** Mr. Beckman called the meeting to order at 5:34 p.m.

Following review, upon a motion made by Director Bowlby seconded by Director Tedeschi 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.

### PUBLIC COMMENT

Mr. Reiergard commented on the need to coordinate snow removal with Brightview to ensure priority is to clear ingress/egress for all residents and to ensure efficient water runoff to avoid icy conditions. Mr. Reiergard also suggested the need to educate renters about the various activities and

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responsibilities of residents in the community. There was concern raised about landlords not making district messages available to their tenants.

Ms. Christiansen expressed her gratitude for the quarterly community events scheduled this year. She inquired about the status of communication being provided to townhome owners regarding their responsibility to maintain common elements as required in the covenants. Ms. Christiansen inquired as to the status of the city road repairs needed to address the significant cracks in portions of the roadway. Director Bowlby advised Ms. Christiansen that the District received two separate grants from the City of Littleton in the amount of \$500 each to fund events. Mr. Beckman reported that a letter was sent to all townhome owners advising them of their responsibility for maintenance of the common elements within each building.

### 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 Briones-Siria and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 5:33 p.m. for the purpose of receiving legal advice on specific legal questions regarding potential developer repayment obligations and contractual obligations by and between Littleton Village Metropolitan District Nos. 1-3 and WIP Littleton Village LLC; and determining positions relative to matters that may be subject to negotiations; developing strategies for negotiations; and instructing negotiators regarding outstanding reimbursement obligations. Furthermore, pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record or electronic recording will be kept of those portions of the executive session that, in the opinion of the District's general counsel, constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

The Board reconvened in regular session at 7:29 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 Tedeschi and, upon vote, unanimously carried, the Board adjourned the meeting at 7:31 p.m.

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

Respectfully submitted,

DocuSigned by:

*Ezekiel Tedeschi*

Secretary for the Meeting