

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2
HELD
JANUARY 13, 2025

A special meeting of the Board of Directors (the “Board”) of the Littleton Village Metropolitan District No. 2 (the “District”) was convened on Monday, January 13, 2025, 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

The absence of Director Burton was unexcused.

Also In Attendance:

Mark McGarey and Arielle Campo; Public Alliance
Joan Fritsche, Esq.; Fritsche Law, LLC
Mike Bakarich; Morain Bakarich, CPAs
Chris Dodds, Brightview Landscape Services
Richard Diebolt, Darko Orsic, Michael DeBolt, Eric Wachter, Diana Kirk, Phil Cernanec, Lynn Christiansen and Lee R (no response to provide full name for the record); Members of the Public

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Mr. McGarey called the meeting to order at 5:35 p.m.

Following review, upon a motion made by Director Bowlby, seconded by Director Browning and, upon vote, unanimously carried, the Board approved the agenda, as amended.

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. Mr. McGarey confirmed Director Burton has exceeded the number of unexcused absences allowed by statute for a special district director, including the following meetings: October 15, 2024 annual and regular meetings, November 25, 2025 special meeting and today’s January 13, 2025 special meeting. Pursuant to Section 32-1-905(1)(g), C.R.S., Director Bowlby declared Director Burton’s Board position vacant.

Disclosures of potential conflicts of interest: None.

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CONSENT AGENDA The Board considered the following actions:

- Approval of minutes from the October 15, 2024 Annual Meeting, October 15, 2024 Regular Meeting, and November 25, 2024 Special Meeting.

Following discussion, upon motion duly made by Director Browning, seconded by Director Briones-Siria and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items.

**FINANCIAL
MATTERS**

Accounts Payable dated October 10, 2024 through January 8, 2025, 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 October 10, 2024 through January 8, 2025, in the amount of \$192,215.88.

Financial Statements: Mr. Bakarich reviewed the unaudited financial statements for the period ending December 31, 2024. Following review and discussion, upon a motion duly made by Director Briones-Siria, seconded by Director Browning and, upon vote, unanimously carried, the Board approved the unaudited financial statements for the period ending December 31, 2024.

2024 Audit: Mr. Bakarich updated the Board on the status of the 2024 Audit.

**MANAGEMENT
MATTERS**

Director Bowlby discussed the numerous landscaping repairs and improvements made since the last Board meeting.

Brightview Summary: Mr. Dodds provided an update on 2024 landscape work and the 2025 landscape plan.

Playground Expansion Plan: Mr. McGarey provided an update on the process of finalizing the playground design. Director Bowlby provided an update on the process of equipment selection.

Community Events: Director Bowlby provided update on Santa in the Park event. Ms. Campo provided a recap of the 2024 events and a preview of proposed 2025 events

Director Browning asked for legal advice on the District's potential liability related to playground accidents. Attorney Fritsche indicated the District is protected by the Colorado Governmental Immunity Act, which limits the liability

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of public entities for accidents that may occur on properly maintained public infrastructure, including playgrounds and parks.

LEGAL MATTERS

Dissolution of District No. 1: Attorney Fritsche updated Board on the status of District No. 1 dissolution.

OTHER BUSINESS

Mr. McGarey presented a proposal for the District to investigate leak detection on shared water meters serving the townhome properties. Following review and discussion, upon a motion duly made by Director Bowlby, seconded by Director Tedeschi and, upon vote, unanimously carried, the Board directed staff to hire a contractor and conduct a leak detection effort on the shared water meters serving the townhomes, for an amount not to exceed \$5,000.

Parking concerns were discussed. It was noted that visitor parking is being abused by certain residents storing their vehicles in visitor parking. Also, alleyways which are designated fire lanes, are being blocked by overnight and other parking. Discussion between the Board, Legal Counsel and residents reviewed some of the history and the need to coordinate with South Metro Fire Protection District and the City of Littleton police. Additional discussion followed regarding review of the community Covenants addressing parking and confirm the District's enforcement authority. Director Bowlby, Mr. McGarey and Attorney Fritsche agreed to meet and report findings and actions back to the Board and community. Mr. McGarey noted that Web blasts will be sent out reminding the community of the parking rules. Mr. McGarey also noted that he is pursuing a towing partner to work with the District since Wyatts Towing is out of business.

Mr. McGarey updated the attendees on the status of Xcel Energy power line maintenance issue. He noted that limb cuttings and ruts in the north drainage tract were left behind following power line clearing work.

It was noted that the regular January meeting was cancelled.

Attorney Fritsche provided an update on the May 6, 2025 regular directors' election process and timing.

PUBLIC COMMENT

Ms. Christiansen reminded the Board about the leash law and requested follow-up on recycling resources for distribution to the community. Ms. Christiansen suggested that the District pursue a community yard sale.

Mr. Cernanec noted his concerns over District inactivity relating to illegally parked vehicles in the visitor parking spaces. He commented on the value of the roll off trash program. He raised concerns about violations regarding trash receptacle storage.

Ms. Kirk detailed the problem with alley parking abuse by some residents.

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Mr. Diebolt asked about District finances and if accounts are insured.

Mr. Orsic introduced himself as a board member for one of the AMLI HOAs and asked for updates on the District 3 commercial development and AMLI apartment building height.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Briones-Siria, seconded by Director Bowlby and, upon vote, unanimously carried, the meeting was adjourned.

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

Respectfully submitted,

DocuSigned by:

Ezekiel Tedeschi

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Secretary for the Meeting