

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2
HELD
MARCH 26, 2025

A special meeting of the Board of Directors (the “Board”) of the Littleton Village Metropolitan District No. 2 (the “District”) was convened on Wednesday, March 26, 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

Also In Attendance:

Mark McGarey, Arielle Campo and Karis Clark; Public Alliance
Joan Fritsche, Esq.; Fritsche Law, LLC
Mike Bakarich; Morain Bakarich, CPAs
Lynn Christiansen, Jason Bicknell, Garster’s, Diana Kirkand, Lee Reiersgord, and Bebe Bowlby; Members of the Public

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Mr. McGarey called the meeting to order at 5:32 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 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.

Disclosures of potential conflicts of interest: None.

CONSENT AGENDA The Board considered the following actions:

- Approval of minutes from the January 13, 2025 Special Meeting.
- Ratify approval of invoice from MFish Graphics for signage.

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

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Event Schedule: Ms. Campo presented the plans for the upcoming spring community event to be held on April 12, 2025.

FINANCIAL MATTERS

Accounts Payable dated January 8, 2025 through March 18, 2025: Mr. Bakarich presented the list of accounts payable. Following review and discussion, upon a motion duly made by Director Tedeschi, seconded by Director Bowlby and, upon vote, unanimously carried, the Board ratified approval of the accounts payable dated January 8, 2025 through March 18, 2025, in the amount of \$169,856.278.

Schedule of Cash Position: Mr. Bakarich reviewed the schedule of cash position dated March 20, 2025. 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 schedule of cash position dated March 20, 2025.

MANAGEMENT MATTERS

Manager Report: Mr. McGarey reviewed the Managers Report.

Brightview Summary: Mr. McGarey reviewed the Brightview Report with focus on ice clearing along north alleyways and general improvement. He also noted that tree removal and new tree additions will be proposed for spring.

Compliance Reports: McGarey reported there were 6 resolved violations, 4 unresolved and 6 new violations in the last quarter. Most unresolved are the result of new tree planting delays due to winter.

Parking Update– Elite Towing and Signage: Mr. McGarey confirmed the agreement with Elite towing is in place, and that no long term parking signs will be installed and enforcement will continue. Residents will be encouraged to call on alleyway overnight parking.

Playground Update:

Grading and Drainage: Following review and discussion, upon a motion duly made by Director Bowlby, seconded by Director Browning and, upon vote, unanimously carried, the Board approved the proposal from HKS for engineering services for an amount not to exceed \$35,000.

Director Bowlby noted that the HKS plan did not include a stormwater management plan.

Equipment Provider Quotes: The Board discussed the three playground equipment proposals. The Board directed staff to investigate improving the web equipment on the Altitude #2 plan for a final estimate

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Construction Management: Following review and discussion, upon a motion duly made by Director Bowlby, seconded by Director Browning and, upon vote, unanimously carried, the Board approved the engagement of Independent District Engineering Services (:IDES”) to provide CM support services for the playground project for an amount not to exceed \$20,000.

Multi-Family Water Billing: Mr. McGarey and Mr. Bakarich reviewed the water true up billing plan for the townhomes. A plan to provide leak education and detection is underway. The Board directed staff to send a letter to owners of townhomes where significant increases in water usage have been identified and encourage leak detection. Mr. McGarey noted that staff is working on sub-meter options and will present those to the Board as soon as possible.

AMLI Dog Park Update: Director Bowlby reported that AMLI has obtained its permit from the City. No timeline has been provided for construction to start.

38th Street Bar and Grill: Director Bowlby reported that the permit has been issued for the 38th Street Bar and Grill but financing is still being worked on.

LEGAL MATTERS

May 6, 2025 Regular Directors’ Election: Attorney Fritsche updated the Board on the cancellation of the May 6, 2025 Election.

Dissolution of District No. 1: Attorney Fritsche updated Board on the status of District No. 1 dissolution. A resolution for dissolution of District No. 1 was adopted by the Board at its last meeting for filing with the District Court. Following statutory requirements, the projected timeline for dissolution is the end of June.

Subordinate Limited Tax General Obligation Bonds, Series 2025B: Attorney Fritsche updated the Board on the status of District No. 3’s effort to issue subordinate general obligation bonds .

OTHER BUSINESS

None

PUBLIC COMMENT

Mr. Reiersgord expressed concern over the state of ice in the alleyways following larger snow events. Staff will continue to work with Brightview to address this concern. Discussion also focused on alleyway lighting fixtures. Jason Bicknell volunteered to work with staff to send out information on bulb selection and to support the installation of lighting for residents that cannot do the work themselves.

Lynn Christiansen expressed concern over the maintenance of pond outlets. Staff will direct Brightview to address the problem. Lynn requested details on the home paint conditions for violations under the covenants. Director Bowlby indicated the standard for violations are peeling paint as opposed to fading paint. Staff will direct compliance efforts to assessing home paint conditions in future inspections.

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ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Briones-Siria, seconded by Director Browning and, upon vote, unanimously carried, the meeting was adjourned at 7:45 p.m.

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

Respectfully submitted,

DocuSigned by:
Jose Briones-Siria

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Secretary for the Meeting