

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2
HELD
MAY 28, 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, May 28, 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

Also In Attendance:

Mark McGarey and Justin Janca; Public Alliance
Joan Fritsche, Esq.; Fritsche Law, LLC
Mike Bakarich; Morain Bakarich, CPAs
Jose Briones-Siria, Lynn Christiansen, Jordan Jansson, Sean McAfee, Bette Klineman, Carol Dibolt, Lee Rinesdorf and Eric Keesen; 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 Tedeschi 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 March 26, 2025 Special Meeting.

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

FINANCIAL MATTERS

Accounts Payable dated March 18, 2025 through May 13, 2025: Mr. Bakarich presented the list of accounts payable. Following review and discussion, upon a

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motion duly made by Director Tedeschi, seconded by Director Bowlby and, upon vote, unanimously carried, the Board ratified approval of the accounts payable dated March 18, 2025 through May 13, 2025, in the amount of \$102,008.488.

Schedule of Cash Position: Mr. Bakarich reviewed the schedule of cash position dated May 23, 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 May 23, 2025.

MANAGEMENT MATTERS

Summer Solstice Event and Spring Fling Wrap Up: Mr. McGarey and Director Bowlby updated the Board on the Summer Solstice event and recapped the Spring Fling.

Irrigation Controller Review: Mr. Janca provided the Board with a summary of the irrigation controller operations.

Brightview Summary: Director Bowlby provided an update of the landscape activities and addressed various attendees' questions.

Compliance Reports: McGarey reviewed the May compliance report findings.

Parking Update: Mr. McGarey provided a parking update and indicated that two vehicles are being removed from guest parking.

Playground Update:

A&E Quote and Playground Equipment quote: Mr. McGarey reviewed the Altitude proposal with the Board. Director Bowlby noted that the supplier was the lowest by far, and pricing is rising in June due to tariffs. Mr. Bakarich indicated that the quote includes sales tax which should be removed. Mr. Bakarich also expressed concerns about the 2025 budget and suggested the full price of the playground expansion will exceed the current 2025 operations budget. Mr. Bowlby indicated that the permitting may take up to six months through the City which will push some of the work into 2026. Mr. McGarey also indicated that the construction could begin in the fall with final installation extending into 2026.

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 proposal from Altitude Recreation for playground edition, in the amount of \$166,666.69.

Mr. McGarey reviewed the quotes for engineering services to complete the playground permit plans.

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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 proposal from EV Studio for engineering services.

Water Meter Update: Mr. McGarey updated the Board on the status of the education campaign to support water savings in the townhouses. Attorney Fritsche suggested that the survey be worded more strongly. Mr. McGarey agreed to revise and outline the plan going forward.

AMLI Dog Park Update: Mr. McGarey updated the Board on the AMLI dog park expansion project.

Design Review: Mr. McGarey presented the plan to allow eve lighting with certain stipulations, based upon a recent Design Review Board request. Director Bowlby requested that staff obtain permit submittals for similar installations done without prior Design Review Board approval.

Pet Waste Stations: Mr. McGarey updated the Board on the pet waste collection concerns and recent activity to improve the conditions of the dog park. He noted that Residents were concerned that the District is not doing enough.

Following discussion, upon a motion duly made by Director Bowlby, seconded by Director Tedeschi and, upon vote, unanimously carried, the Board approved providing dog waste collection services in the park and dog park areas four times a year, coinciding with the community events.

Sidewalk Repair: Director Bowlby reported to the Board that there are nearly 30 locations in sidewalks that pose a tripping hazard. Director Bowlby also reported that a resident had a recent fall with significant injuries.

Following discussion, upon a motion duly made by Director Bowlby, seconded by Director Tedeschi and, upon vote, unanimously carried, the Board authorized Guizar Concrete to repair the sidewalks, for an amount not to exceed \$3,500.

LEGAL MATTERS

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

OTHER BUSINESS

None

APPOINTMENT OF DIRECTORS

Following discussion, upon a motion duly made by Director Bowlby, seconded by Director Tedeschi and, upon vote, unanimously carried, the Board appointed Jose Briones-Siria and Tom Browning to the Board to terms ending in 2029. They will need to run for the remainder of their terms in 2027.

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ELECTION OF OFFICERS

Election of Officers:

Following discussion, upon motion duly made by Director Tedeschi, seconded by Director Bowlby and, upon vote unanimously carried, the Board elected the following slate of officers:

President/Chairman – Jim Bowlby, Jr.
Treasurer/Secretary – Jose Briones-Siria
Assistant Secretary – Zach Tedeschi
Assistant Secretary – Tom Browning

PUBLIC COMMENT Several members of the public had comments on the status of maintenance of areas of the community. A suggestion was made to allow advertising in the bulletin boards was discussed. Providing a board recruiting table at future community events was discussed.

ADJOURNMENT There being no further business to come before the Board, upon motion duly made by Director Tedeschi, seconded by Director Bowlby and, upon vote, unanimously carried, the meeting was adjourned at 7:34 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