

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2
HELD
DECEMBER 8, 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, December 8, 2025, at 3:00 p.m., via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance:

Jose Briones-Siria, Treasurer/Secretary
Thomas Browning, Assistant Secretary
Theresa Toves, Director

Directors Absent

Jim Bowlby, Jr., President, Absence Excused

Also In Attendance:

Alex Simpson; Public Alliance
Joan Fritsche, Esq.; Fritsche Law, LLC
Mike Bakarich; Morain Bakarich, CPAs
Adam Lori, IDES

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Mr. Simpson called the meeting to order at 3:12 p.m.

Following review, upon a motion made by Director Browning, seconded by Director Toves 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.

MANAGEMENT MATTERS

General Contractor Agreement for Playground Expansion Project and Notice of Award: Mr. Simpson and Mr. Lori reviewed IDES’s bid analysis with the Board.

Upon a motion made by Director Briones-Siria, seconded by Director Toves and, upon vote, unanimously carried, the Board approved the General Contractor Agreement with Mariani Enterprises, LLC D/B/A Mountain Customs Landscape and approved the Notice of Award of Contract.

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Task Order No. 2 from Independent District Engineering Services, LLC for Park Construction Management Services: Following review, upon a motion made by Director Briones-Siria, seconded by Director Toves and, upon vote, unanimously carried, the Board approved Task Order No. 2 from Independent District Engineering Services, LLC (“IDES”) for Park Construction Management Services.

Townhome Water Use and Cost Allocation Options: Mr. Simpson reviewed the Townhome Water Use and Cost Allocation Options with the Board. The Board noted that it is agreement with the strategy for 2026.

LEGAL MATTERS

LVMD #3 Maintenance Fees: Ms. Fritsche reported on her research concerning the Littleton Village Metropolitan District No. 3 Operations and Maintenance fees. Mr. Bakarich noted the collection of District No. 3 fees has not followed the procedure outlined in the fee resolution. Ms. Fritsche will draft an amended and restated resolution to update the collection policy and include the new AMLI apartment complex located in District No. 3.

OTHER BUSINESS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned at 3:51 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