MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2
HELD
MAY 12, 2026

A regular meeting of the Board of Directors (the "Board") of the Littleton Village Metropolitan District No. 2 (the "District") was convened on Tuesday, May 12, 2026, at 4:30 p.m., via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance:
Jim Bowlby, Jr., President
Theresa Toves, Director

Absence Excused: Jose Briones-Siria, Treasurer/Secretary

Also In Attendance:
Alex Simpson; Public Alliance
Joan Fritsche, Esq.; Fritsche Law, LLC
Mike Bakarich and Tyler Simpson; Morain Bakarich, CPAs
Lynn Christensen, Brian Turek, Monica James, David Besen and other members of the public

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Mr. Simpson called the meeting to order at 4:42 p.m.

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

FINANCIAL MATTERS

Accounts Payable dated February 3, 2026 through May 8, 2026: Mr. Bakarich presented the list of accounts payable. Following review and discussion, upon a motion duly made by Director Bowlby, seconded by Director Toves and, upon vote, unanimously carried, the Board ratified approval of the accounts payable dated February 3, 2026 through May 8, 2026, in the amount of $296,750.73.

Schedule of Cash Position: Mr. Bakarich reviewed the unaudited financial statements dated April 30, 2026. Following review and discussion, upon a motion duly made by Director Bowlby, seconded by Director Toves and, upon vote, unanimously carried, the Board approved the unaudited financial statements dated April 30, 2026.

2025 Audit: Mr. Bakarich updated that Board on the status of the 2025 Audit.

MANAGEMENT MATTERS

Pest control update: Mr. Simpson discussed with the Board.

Status of Playground Expansion Project: Mr. Simpson discussed with the Board.

Status of AMLI Dog Park Expansion Project: Mr. Simpson discussed with the Board.

June Community Event: Mr. Simpson discussed with the Board.

Covenant Control Violations: Mr. Simpson discussed with the Board.

Townhome Water Billing: Mr. Simpson discussed with the Board.

Denver Water irrigation restrictions: Mr. Simpson discussed with the Board.

Berm Landscaping Project: Mr. Simpson discussed with the Board.

Board Vacancies: Mr. Simpson discussed with the Board.

Turf Drought Response Proposal: Mr. Simpson discussed with the Board.

Following review and discussion, upon a motion duly made by Director Bowlby, seconded by Director Toves and, upon vote, unanimously carried, the Board approved the Turf Draft Response Proposal with Brightview Landscape Services, in the amount of $2,621.66.

Denver Water Landscape Transformation Assistance Program (LTAP): Mr. Simpson discussed with the Board.

Following review and discussion, upon a motion duly made by Director Bowlby, seconded by Director Toves and, upon vote, unanimously carried, the Board approved the Denver Water Landscape Transformation Assistance Program (LTAP).

LEGAL MATTERS

First Amendment to Amended and Restated Agreement Regarding Maintenance Fees between the District and Littleton Village Metropolitan District No. 3: Ms. Fritsche reviewed with the Board.

Following review and discussion, upon a motion duly made by Director Bowlby, seconded by Director Toves and, upon vote, unanimously carried, the Board approved the First Amendment to Amended and Restated Agreement Regarding Maintenance Fees between the District and Littleton Village Metropolitan District No. 3, authorizing the District to impose and collect Maintenance Fees from the new AMLI apartment building and any other residential buildings constructed in District No. 3.

OTHER BUSINESS

City of Littleton adoption of the Colorado Wildfire Resiliency Code and the District's Design Guidelines: Ms. Fritsche reviewed with the Board.

PUBLIC COMMENT

Ms. Christensen provided updates on District 3 activity. Ms. Christensen requested Stop signs for intersection of Fremont & Logan from the City of Littleton.

Ms. James voiced agreement with Stop Signs request and suggested Vehicle Height Restrictions for parking near Fremont and Logan.

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 5:44 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