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RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2
HELD
FEBRUARY 10, 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, February 10, 2026, at 4:30 p.m., via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance:
Jim Bowlby, Jr., President
Jose Briones-Siria, Treasurer/Secretary

Absence Excused: Theresa Toves

Also In Attendance:
Alex Simpson; Public Alliance
Joan Fritsche, Esq.; Fritsche Law, LLC
Mike Bakarich and Tyler Simonson; Morain Bakarich, CPAs
Adam Iori; Independent District Engineering Services
Lynn Christensen, Valerie Willis, Ricknells, Lee Reiersgord, Kerri Benz, Omar Hanson, Troy N., Ken Martinelli, Members of the Public

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Mr. Simpson called the meeting to order at 4:33 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.

Upon motion duly made by Director Bowlby, seconded by Director Briones-Siria and, upon vote, unanimously carried, the absence of Director Theresa Toves was excused.

Disclosures of potential conflicts of interest: None.

The Board took this opportunity to thank Director Browning for his service to the District.

CONSENT AGENDA The Board considered the following actions:

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- Approve November 11, 2025 Special Meeting Minutes and December 8, 2025 Special Meeting Minutes.

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

FINANCIAL MATTERS

Accounts Payable dated November 6, 2025 through February 3, 2026: Mr. Bakarich presented the list of accounts payable. Following review and discussion, upon a motion duly made by Director Bowlby, seconded by Director Briones-Siria and, upon vote, unanimously carried, the Board ratified approval of the accounts payable dated November 6, 2025 through February 3, 2026, in the amount of $242,691.27.

Unaudited Financial Statements: Mr. Bakarich reviewed the unaudited financial statements dated December 31, 2025. Following review and discussion, upon a motion duly made by Director Bowlby, seconded by Director Briones-Siria and, upon vote, unanimously carried, the Board approved the unaudited financial statements dated December 31, 2025.

MANAGEMENT MATTERS

Townhome Water Use and Cost Allocation Strategy: Mr. Simpson discussed the Townhome Water Use and Cost Allocation Strategy. Residents had questions and comments.

Construction and Playground Expansion Project Updates:

Construction Update IDES:

a. *Change of Scope – Removal of Concrete Pad*: Following discussion, upon a motion duly made by Director Bowlby, seconded by Director Briones-Siria and, upon vote, unanimously carried, the Board approved the change of scope for the removal of concrete pad.
b. *Construction Schedule Update, Including Timing of Groundbreaking and Project Completion*: Mr. Iori discussed with the Board.
c. *Playground Change Order Contingency Fund*: Mr. Bakarich stated the District has a Contingency Fund of $40,000

Establishing Change Order Approval Process:

a. *District Manager approval authority not to exceed a specified dollar threshold*: Following discussion, upon a motion duly made by Director Bowlby, seconded by Director Briones-Siria and, upon vote, unanimously carried, the Board authorized the District Manager to approve Change Orders for an amount not to exceed $5,000.
b. *Formation of a Board committee to review and authorize change orders exceeding that threshold*: Following discussion, upon a motion duly made by Director Bowlby, seconded by Director Briones-Siria and, upon vote, unanimously carried, the Board approved the formation of a committee

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consisting of Director Bowlby, Mr. Simpson and Mr. Iori, to review and approve Change Orders over $5,000.

Existing Playground Closure for Liability and Logistical Purposes: Mr. Iori discussed closing or limiting playground access during construction due to liability and logistical purposes. Director Bowlby requested one or more email blasts go out informing residents of closures.

Scheduling Monthly Special Meetings Dedicated to Construction Updates from IDES: Following discussion, upon a motion duly made by Director Briones-Siria, seconded by Director Bowlby and, upon vote, unanimously carried, the Board approved scheduling monthly special meetings dedicated to construction updates and necessary approvals.

Proposal from Altitude Recreation For Swing Set Replacement In the Amount of $12,527.32: The Board requested that Mr. Simpson obtain additional quotes.

Status and Satisfactory Completion of Concrete Restoration Performed by Guizar Concrete: Mr. Simpson reviewed the status of work performed by Guizar Concrete.

2025 Annual Irrigation Report Findings: Mr. Simpson reviewed the 2025 annual irrigation report with the Board.

Pest control update: Mr. Simpson updated the Board on rodent control efforts.

Dry Creek Juniper Trim Update: Mr. Simpson updated the Board on the Dry-Creek juniper trim.

End-of-Year 2025 Summary Email Sent to Residents by Director Bowlby: Director Bowlby reviewed his end of year summary email sent to the residents.

New Dog Park Signage: Mr. Simpson updated the Board on the new dog park signage.

2026 Event Dates: Following discussion, upon a motion duly made by Director Bowlby, seconded by Director Briones-Siria and, upon vote, unanimously carried, the Board approved the 2026 event dates.

Reminder Regarding Removal of Holiday Decorations Following January 20 Deadline: Mr. Simpson addressed with the Board.

Board Vacancies: Director Bowlby noted two Board vacancies.

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LEGAL MATTERS None.

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 6:10 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