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RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2
HELD
JULY 22, 2026

A special meeting of the Board of Directors (the "Board") of the Littleton Village Metropolitan District No. 2 (the "District") was convened on Wednesday, July 22, 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
Theresa Toves, Director

Also In Attendance:
Alex Simpson; Public Alliance
Joan Fritsche, Esq.; Fritsche Law, LLC
Tyler Simpson; Morain Bakarich, CPAs
Adam Iori; Independent District Engineering Services, LLC
Lynn Christensen, Ken Martinelli, Teresa Corbisiero, May Ann Perkowski, Sherri Martinelli, Nikki Hoffman, Lee Reiersgord, Christine Wardlaw, Bob Armstrong, Bebe Kleinman and other members of the public

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Mr. Simpson called the meeting to order at 4:34 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

Minutes: Following review, upon a motion made by Director Briones-Siria, seconded by Director Toves and, upon vote, unanimously carried, the Board approved May 7, 2026 Special Meeting Minutes, May 12, 2026 Regular Meeting Minutes and June 25, 2026 Special Meeting Minutes.

FINANCIAL MATTERS

2025 Audit: Mr. Simpson reported to the Board that the Audit is not yet completed.

Docusign Envelope ID: 8C693172-E862-88F1-813D-4E94F1D574E3

Accounts Payable dated February 3, 2026 through May 8, 2026: Mr. Simpson 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 May 8, 2026 through July 20, 2026, in the amount of $418,079.03.

Schedule of Cash Position: Mr. Simpson reviewed the unaudited financial statements dated June 30, 2026. 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 June 30, 2026.

LEGAL MATTERS

Resolution Adopting Virtual Meeting Policy Related to Use of Artificial Intelligence Systems: 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 adopted the Resolution Adopting Virtual Meeting Policy Related to Use of Artificial Intelligence Systems.

Legal Requirements for Meeting Notice and Conduct: Ms. Fritsche discussed with the Board.

2026 Legislative Update: Ms. Fritsche discussed with the Board.

MANAGEMENT MATTERS

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

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

Pest Control Update: Mr. Simpson discussed with the Board.

Request For Memorial Bench Installation: Mr. Simpson discussed with the Board.

Denver Water AMI Irrigation Meter Installation: Mr. Simpson discussed with the Board.

June Summer Concert Event Recap: Mr. Simpson discussed with the Board.

July Dumpster Day Recap: Mr. Simpson discussed with the Board.

Irrigation Restrictions: Mr. Simpson discussed with the Board.

District Landscaping Plans: Director Bowlby discussed with the Board.

Docusign Envelope ID: 8C693172-E862-88F1-813D-4E94F1D574E3

Playground Ribbon Cutting Ceremony: Mr. Simpson discussed with the Board.

Board Vacancies: Mr. Simpson discussed with the Board.

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

Playground Safety Signage & CSD Pool Safety Grant Funds: 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 Playground Safety Signage & CSD Pool Safety Grant Funds.

CSD Pool Property & General Liability Insurance Policy Updates For Park & New Playground: Mr. Simpson discussed with the Board.

Construction Updates from Independent District Engineering Services: Mr. Iori discussed with the Board.

Change Order No. 7 from Designs by Sundown for eastern drainpipe relocation, in the amount of $2,610.18: Mr. Iori 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 Change Order No. 7 from Designs by Sundown for eastern drainpipe relocation, in the amount of $2,610.18.

Change Order No. 8 from Designs by Sundown for traffic control signage: Mr. Iori 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 Change Order No. 8 from Designs by Sundown for traffic control signage, the amount of $6,000.

Change Order No. 9 from Designs by Sundown for additional excavation and berm redesign: Mr. Iori 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 Change Order No. 9 from Designs by Sundown for additional excavation and berm redesign, in the amount of $19,589.69.

Pay Application No. 5 from Designs by Sundown: Mr. Iori reviewed with the Board.

Docusign Envelope ID: 8C693172-E862-88F1-813D-4E94F1D574E3

Following review and discussion, upon a motion duly made by Director Bowlby, seconded by Director Toves and, upon vote, unanimously carried, the Board approved Pay Application No. 5 from Designs by Sundown.

Pay Application No. 6 from Designs by Sundown: Mr. Mr. Iori 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 Pay Application No. 5 from Designs by Sundown.

Discuss Playground Acceptance & Substantial Completion Timeline: Mr. Iori discussed with the Board.

Review Capital Project Budget Summary: Mr. Iori reviewed with the Board.

PUBLIC COMMENT Mr. Reiersgord noted his concerns about water billing, cardboard recycling, non-specific Meeting Minutes, pest control efforts and radon mitigation systems.

Ms. Perkowski noted her concerns about grass conditions and questions about Denver Water irrigation restrictions.

Mr. Martinelli had questions about funding for Playground expansion project. He also noted his concerns about playground drainage conditions and turf reseeding/establishment

Ms. Martinelli offered to organize thrift store donation drive.

Ms. Christensen requested updates on District 3 Lien on Denver 38.

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 6:38 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