MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SMOKY HILL METROPOLITAN DISTRICT HELD MAY 26, 2026

A Special Meeting of the Board of Directors (the "District Board") of the Smoky Hill Metropolitan District (the "District") was convened on Tuesday, May 26, 2026, at 6:00 p.m. and the Smoky Hill Metropolitan District Clubhouse, 5405 S. Telluride Street, Centennial, CO 80015 and via by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:
Carl Schuldies, Chair
Jude Buemi, Vice Chair
Hope Stafford, Director
Rick Shecter, Director
Emily Rodriguez, Secretary/Treasurer

Also Present:
Ryan Stevens; Public Alliance, LLC

David Green; Green & Associates LLC

Carol Stitt, Addison Perrott, Ann O'Connell and Gathild Dunbar; Residents

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ADMINISTRATIVE MATTERS

Call to Order and Quorum: The meeting was called to order at 7:06 p.m., Mr. Stevens called the roll and noted that a quorum of the Board was present.

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Stevens noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. The Board noted that Disclosure Statements have been filed for all directors. No additional conflicts were disclosed.

Meeting Location and Posting of Meeting Notices: The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting.

Following discussion, upon motion duly made by Director Buemi and seconded by Director Shecter and, upon vote, unanimously carried, the Board determined the meeting would be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location was duly posted and that no objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries, have been received.

Agenda: Mr. Stevens distributed, for the Board's review and approval, a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made Director Schuldies and seconded by Director Stafford and, upon vote, unanimously carried, the agenda was approved, as amended.

Arapahoe County Grant for Park Improvement Project: Ms. Stitt provided an update regarding the District's application to Arapahoe County for grant funding to support the reflection garden project. She noted a decision will be made in August.

CONSENT AGENDA

The Board then considered the following actions:

- Approval of Minutes for April 27, 2026 special meeting.
- Ratify approval of proposal from Front Range Recreation Inc. to resurface the diving board, in the amount of $657.50.
- Ratify approval of proposal from CoCal Landscape Inc. for the delivery and purchase of 20 cubic yards of 70/30 amended topsoil, in the amount of $1,755.30.

Following discussion, upon a motion duly made by Director Buemi, seconded by Director Rodriguez, and upon vote unanimously carried, the Board approved the Consent Agenda items with the amended April 13, 2026 work session Minutes.

CORRESPONDENCE

There was no correspondence.

PUBLIC COMMENT

Mr. Perrott addressed the Board regarding pedestrian safety and access to District amenities in light of the recent fourth fatality on Smoky Hill Road. Director Stafford responded that, according to Mayor Mike Coffman, the City of Aurora intends to increase police patrols in the area; however, installation of additional lighting is not feasible at this time.

FINANCIAL ITEMS

Claims: Mr. Green reviewed with the Board the payments made by the District through May 26, 2026.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Stafford, and upon vote unanimously carried, the Board ratified payments made by the District through May 26, 2026.

Financial Statements: Mr. Green reviewed with the Board the Financial Statements for the period ending March 31, 2026.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Stafford, and upon vote unanimously carried, the Board accepted the Financial Statements for the period ending March 31, 2026, as presented.

OPERATIONS REPORT

Director Schuldies reported standing water in a shower area and noted that the pressure regulator requires replacement. Director Buemi reported that he obtained a proposal for the work, with an estimated cost of $2,778.96, which falls within the Board's previously authorized expenditure limit of $30,000. The Board acknowledged the proposal and directed staff to proceed with the repair work.

DIRECTOR ITEMS COMMENTS

Director Buemi: Director Buemi provided an update regarding replacement pool chairs. He reported that he is in communication with the sales representative and expects to receive sample chairs for review in the near future. Director Buemi noted that the estimated cost is approximately $1,000 per chair.

Director Schuldies: None.

Director Stafford: Director Stafford reported that two fewer signs will be required as part of the sign project than originally anticipated. She also presented a sample design for the proposed park signage.

Following discussion, upon motion duly made by Director Stafford, seconded by Director Schuldies, and upon vote unanimously carried, the Board approved the addition of all proposed signage to the sign project, provided that the total project cost does not exceed the previously authorized amount of $60,000.

Director Shecter: Director Shecter reported that dirt had been delivered to the site and that Mr. Bofenkamp is scheduled to spread the material the following day.

Director Rodriguez: None.

UNFINISHED BUSINESS

Reserve Study: The Board deferred discussion regarding the reserve study to the June 22, 2026 meeting. It was noted that Director Schuldies will search for the reserve study completed approximately nine years ago for the Board's review.

Gold Rush Park Reseeding Project: It was noted the project is going well.

Memorial Tree placement in Crestline Park: The Board deferred discussion until the August 24, 2026 meeting.

Proposal from Front Range Recreation Inc. for Clubhouse Maintenance Services: The Board deferred discussion until the June 22, 2026 meeting.

NEW BUSINESS

Proposal from Fast Signs for Pool Signage: The Board reviewed a proposal from Fast Signs for pool signage.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Buemi, and upon vote unanimously carried, the Board approved the proposal from Fast Signs for pool signage, in the amount of $800.

Proposal from CoCal Landscape Inc. to Replace Dead Shrubs along Smoky Hill Road: The Board reviewed a proposal from CoCal Landscape Inc. to replace dead shrubs along Smoky Hill Road.

Following discussion, upon motion duly made by Director Rodriguez, seconded by Director Stafford, and upon vote unanimously carried, the Board approved the proposal from CoCal Landscape Inc. to replace dead shrubs along Smoky Hill Road, in the amount of $10,945.

Proposal from N&D Tree LLC for the Treatment of Twenty-Eight (28) Mature Ash Trees: The Board reviewed a proposal from N&D Tree LLC for the treatment of twenty-eight (28) mature ash trees.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Shecter, and upon vote unanimously carried, the Board approved the proposal from N&D Tree LLC for the treatment of twenty-eight (28) mature ash trees, in an amount not to exceed $4,000.

Proposals to Create a Stone Mulch Area, Landscaping and Irrigation Improvements: The Board entered into discussion regarding the proposals to create a stone mulch area, landscaping and irrigation improvements. The Board deferred action at this time.

Resolution Designating Authorized Signatories: Director Buemi noted he is still working with legal counsel on revisions to the Resolution Designating Authorized Signatories. The Board will defer further discussion until the June 22, 2026 meeting.

RECORD OF PROCEEDINGS

<u>OTHER BUSINESS</u>

<u>Executive Session</u>: The Board determined an Executive Session was not necessary at this time.

<u>District's Operations Manager Position</u>: The Board deferred discussion until the June 22, 2026 meeting.

<u>ADJOURNMENT</u>

There being no further business to come before the Board at this time, upon motion duly made by Director Schuldies, seconded by Director Stafford, and upon vote unanimously carried, the meeting was adjourned at 8:41 p.m.

Respectfully submitted,

Signed by:

By ______________________________

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Secretary for the Meeting