

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
SMOKY HILL METROPOLITAN DISTRICT
HELD JANUARY 26, 2026**

A Regular Meeting of the Board of Directors (the “District Board”) of the Smoky Hill Metropolitan District (the “District”) was convened on Monday, January 26, 2026, at 4:00 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
Robert Anderson, Secretary/Treasurer
Hope Stafford, Director
Rick Shecter, Director

Also Present:

Ryan Stevens; Public Alliance, LLC

David Green; Green & Associates LLC

John Bofenkamp; District Operations Manager

Carol Stitt; Resident

**ADMINISTRATIVE
MATTERS**

Call to Order and Quorum: The meeting was called to order at 7:00 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 Anderson and seconded by Director Stafford and, upon vote, unanimously carried, the Board determined

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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 Regular Meeting.

Following discussion, upon motion duly made by Director Anderson and seconded by Director Stafford and, upon vote, unanimously carried, the agenda was approved, as amended to remove the consideration of consider approval of proposals for Oasis Nesting Sling Chaise Lounges.

Arapahoe County Grant for Park Improvement Project:

Application Process: Ms. Stitt reviewed with the Board the grant details and proposed project concepts for a reflection garden located in Crestline Park.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Buemi, and, upon vote, unanimously carried, the Board approved Ms. Stitt proceeding with the grant application process.

Funding for Park Improvement Project: The Board entered into discussion regarding funding for the Park Improvement Project.

Following discussion, upon motion duly made by Director Buemi, seconded by Director Anderson, and, upon vote, unanimously carried, the Board approved District funding in the amount of \$150,000 to front the cost of the grant, to be reimbursed upon project completion, and further agreed to provide a ten percent (10%) funding match. Funds will be set aside accordingly.

CONSENT AGENDA

The Board then considered the following actions:

- Approval of Minutes for the December 8, 2025 special meeting, December 8, 2025 work session and January 12, 2026 work session.

Following discussion, upon a motion duly made by Director Schuldies, seconded by Director Buemi, and upon vote unanimously carried, the Board approved the Consent Agenda item.

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CORRESPONDENCE There was no correspondence.

PUBLIC COMMENT There were no public comments.

FINANCIAL ITEMS **Claims:** Mr. Green reviewed with the Board the payments made by the District through January 30, 2026.

Following discussion, upon motion duly made by Director Anderson, seconded by Director Shecter, and upon vote unanimously carried, the Board ratified payments made by the District through January 30, 2026.

Financial Statements: Mr. Green reviewed with the Board the Financial Statements for the period ending December 31, 2025.

Following discussion, upon motion duly made by Director Anderson, seconded by Director Shecter, and upon vote unanimously carried, the Board accepted the Financial Statements for the period ending December 31, 2025, as presented.

OPERATIONS REPORT Mr. Bofenkamp presented the Operations Report and provided updates to the Board, including fence repairs, receipt of quotes for necessary clubhouse shower repairs, and the resetting of all court gates. He further noted that two parks remain in need of dog waste stations.

DIRECTOR ITEMS COMMENTS **Director Buemi:** None.

Director Schuldies: Director Schuldies reported that audio-visual upgrades at the clubhouse have been completed and installed, and that options are being explored to conceal visible wiring. He further noted that a 2007 agreement between the District and the Homeowner's Association ("HOA") requires inclusion of "Covenant Community" language on new signage and recommended contacting the HOA to discuss potential amendment of the agreement.

Director Stafford: Mr. Stevens and Director Stafford provided updates regarding the Sign Project.

Director Anderson: Director Anderson reported follow-up with CoCal Landscape Inc. regarding snow removal services, noting that service was not completed over the weekend despite a two-inch trigger requirement. Mr. Stevens will follow up, and the invoice process will be discussed at the next work session.

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Director Shecter: Director Schecter discussed potential plant options for upcoming projects.

UNFINISHED BUSINESS

Crestline East Entrance Project: Directors Schecter and Schuldies discussed the status of the Crestline East Entrance Project. Fence updates will be addressed through the maintenance budget.

Insurance Claim on South Sedalia Court for Fencing Repairs: The Board entered into discussion regarding the insurance claim for fencing repairs on South Sedalia Court.

Following discussion, upon motion duly made by Director Anderson, seconded by Director Schecter, and, upon vote, unanimously carried, the Board authorized Mr. Stevens to confer with Colorado Special Districts Property and Liability regarding pricing options to reduce the District's deductible from \$2,500 to \$500.

Monument Sign Project: The Board entered into discussion regarding the Monument Sign Project. Following discussion, the Board directed Mr. Stevens to contact Deb Ludington with Freeman Signs, Inc. to attend the next work session to review project specifics.

Online Clubhouse Reservation Platform and Cashless Payment: Director Buemi reviewed with the Board the details of the online clubhouse reservation platform and cashless payment.

Following discussion, upon a motion duly made by Director Schuldies, seconded by Director Anderson, and upon vote unanimously carried, the Board approved the online clubhouse reservation platform and cashless payment.

Agreement between the District and Sharks Swim Team for Pool Usage: The Board entered into discussion regarding the Agreement between the District and Sharks Swim Team for pool usage.

Legality of 5-Year Commitment: Mr. Stevens discussed with the Board the legality of 5-year commitment.

Curtains in Clubhouse: Mr. Stevens provided an update to the Board on the curtains in clubhouse.

Addendum to 2026 Services between the District and CoCal Landscape Inc. for Wall Installation Services: The Board reviewed an Addendum to 2026 Services between the District and CoCal Landscape Inc. for wall installation services.

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Following discussion, upon a motion duly made by Director Schuldies, seconded by Director Buemi, and upon vote unanimously carried, the Board ratified approval of the Addendum to 2026 Services between the District and CoCal Landscape Inc. for wall installation services, in the amount of \$10,435.

NEW BUSINESS

Agreement between Public Alliance LLC and the District for District Management Services: The Board deferred discussion until the February 23, 2026 meeting.

Proposal from Public Alliance LLC for Grounds Keeping Services: The Board deferred discussion until the February 23, 2026 meeting.

Agreement between the District and CoCal Landscape Inc. for Landscape Maintenance Services: The Board deferred discussion until the February 23, 2026 meeting.

Master Agreement Processes: The Board deferred discussion until the February 23, 2026 meeting.

Proposal from CoCal Landscape Inc. for Landscape Maintenance Services in Front of Clubhouse: The Board deferred discussion until the February 23, 2026 meeting.

Proposals for Reserve Study: The Board deferred discussion until the February 9, 2026 work session.

Proposal from JellyFish Lighting for the Installation of Lights Around the Clubhouse: The Board deferred discussion until the February 9, 2026 work session.

Automated External Defibrillator ("AED") for Sports Area Outside of Clubhouse During Months Without Lifeguards: Mr. Stevens provided an update to the Board on the AED for sports area outside of Clubhouse during months without lifeguards.

Permanent Programmable Outdoor LED Holiday Lighting: The Board deferred discussion until the February 9, 2026 work session.

"Reflection Area" in Crestline Park and Memorial Tree Placement: Ms. Stitt discussed with the board a "reflection area" in Crestline Park and memorial tree placement. No action was taken by the Board.

Restroom Damage at the Clubhouse: Mr. Bofenkamp discussed with the Board the restroom damage at the clubhouse. No action was taken by the Board.

