

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
SMOKY HILL METROPOLITAN DISTRICT
HELD OCTOBER 27, 2025**

A Regular Meeting of the Board of Directors (the “District Board”) of the Smoky Hill Metropolitan District (the “District”) was convened on Monday, October 27, 2025, at 7:00 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 (for a portion of the meeting)

John Bofenkamp; Operations Manager (for a portion of the meeting)

**ADMINISTRATIVE
MATTERS**

Call to Order and Quorum: The meeting was called to order, 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.

Agenda and Meeting Location: Mr. Stevens distributed a proposed agenda for the District’s Regular Meeting for the Board’s review and approval. The Board discussed the requirements of Section 32-1-903(1), C.R.S., regarding the location of the Board meeting.

Following discussion, upon a motion duly made by Director Anderson, seconded by Director Stafford, and upon vote unanimously carried, the Board approved the agenda and determined that the meeting would be held at the Smoky Hill

RECORD OF PROCEEDINGS

Metropolitan District Clubhouse, 5405 S. Telluride Street, Centennial, CO 80015, and by video/telephonic means, encouraging public participation via video or telephone. The Board further noted that notice of the time, date, and location of the meeting had been duly posted.

District Secretary: The Board discussed the resignation of Amy Hord as District Secretary and considered appointment of Ryan Stevens as the new District Secretary.

Following discussion, upon a motion duly made by Director Schuldies, seconded by Director Anderson, and upon vote unanimously carried, the Board acknowledged the resignation of Amy Hord and appointed Ryan Stevenas as District Secretary

CONSENT AGENDA

The Board then considered the following actions:

- Approval of Minutes for the September 29, 2025 regular meeting and October 13, 2025 work session.
- Ratification of approval of proposal from CoCal Landscape Service, Inc. to install a pathway that is within the limits of the available grant funding, in an amount not to exceed \$10,000.

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

CORRESPONDENCE

No action needed.

PUBLIC COMMENT

There were no public comments.

FINANCIAL ITEMS

Mr. Green discussed the financial matters with the Board.

Claims: Mr. Green reviewed with the Board the payments made by the District through October 27, 2025.

Following discussion, upon motion duly made by Director Anderson, seconded by Director Schuldies, and upon vote unanimously carried, the Board ratified payments made by the District through October 27, 2025.

RECORD OF PROCEEDINGS

Financial Statements: Mr. Green reviewed with the Board the Financial Statements for the period ending September 30, 2025.

Following discussion, upon motion duly made by Director Shecter, seconded by Director Buemi, and upon vote unanimously carried, the Board accepted the Financial Statements for the period ending September 30, 2025, as presented.

2025 Audit: The Board considered engagement of Haynie & Company for preparation of the 2025 Audit. The Board approved the engagement with a not-to-exceed amount of \$9,000, subject to final review by Director Anderson.

2025 Budget Amendment: It was determined that a budget amendment was not required at this time.

2026 Proposed Budget: Director Schuldies opened the Public Hearing at 7:21 p.m. and closed the Public Hearing at 7:31 p.m.

Following discussion, upon motion duly made and seconded, and upon vote unanimously carried, the Board adopted the Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Set Mill Levies.

2027 Budget: The Board entered into discussion to consider appointment of the District Accountant to prepare the 2027 Budget and set the date for a Public Hearing to adopt the 2027 Budget.

Following discussion, upon motion duly made by Director Anderson, seconded by Director Stafford, and upon vote unanimously carried, the Board set the date for a Public Hearing to adopt the 2027 Budget for October 26, 2026, at 7:00 p.m., to be held via Zoom/conference call.

OPERATIONS REPORT

Mr. Bofenkamp presented the Operations Report and provided the following updates:

- Water service has been shut off.
- The pump house has been closed.
- The pool has been closed for the season.
- Fence repairs are estimated at approximately \$5,000 due to a vehicle incident at Smoky Hill and Telluride.
- The District is awaiting police reports related to the incident.

DIRECTOR ITEMS COMMENTS

Director Buemi: None.

Director Schuldies: None.

RECORD OF PROCEEDINGS

Director Stafford: A meeting is scheduled for Thursday at 1:30 p.m. to review signage. All signage should be cohesive in design.

Director Anderson: Pond basins will be the District's responsibility beginning in 2026. The District will validate applicable insurance coverage.

Director Shecter: None.

UNFINISHED BUSINESS

Google Fiber Installation Project: No action at this time.

Crestline East Entrance Project: Director Shecter provided an update. The District is awaiting results from the CDI survey. Stumps have been ground, and bids will be sought for the retaining wall.

Community Compost Program: Director Shecter reported that the pathway for the program has been set and discussions are underway with the elementary school to partner on garden beds.

Gold Rush Park Reseeding Project: Director Shecter reported that the project remains underway and water usage is being monitored.

Proposal from Playground Safety Solutions, LLC: The Board considered a proposal from Playground Safety Solutions, LLC for 2025 playground inspections, in the amount of \$1,250.

Following discussion, upon motion by Director Shecter, seconded by Director Stafford, and upon vote unanimously carried, the Board approved the proposal from Playground Safety Solutions, LLC.

Proposal from Playground Safety Solutions, LLC: The Board considered a proposal from Playground Safety Solutions, LLC for 2026 playground inspections, in the amount of \$2,500.

Following discussion, upon motion by Director Shecter, seconded by Director Stafford, and upon vote unanimously carried, the Board approved the proposal from Playground Safety Solutions, LLC.

Open Spaces Entrance Improvements: No action was taken. The item will be discussed at the next study session.

Memorial Tree at Crestline Park: No action was taken. The item will be discussed at the next study session.

RECORD OF PROCEEDINGS

Proposal from CoCal Landscape Service, Inc.: The Board considered a proposal from CoCal Landscape Service, Inc. for snow removal services for the 2025/2026 snow removal season.

Following discussion, upon motion duly made by Director Anderson, seconded by Director Schuldies, the Board approved the proposal with scope modifications to include the sidewalk at Big Pond Park and the parking lot at the recreation center.

NEW BUSINESS

Implementation of Project Tracking Matrix: The Board discussed the implementation of a project tracking matrix. No action was taken. The Board will continue discussion at a future study session.

Arrowhead Garden: The Board discussed the Arrowhead Garden. No action was taken.

2025 Meeting Schedule and Posting Location: The Board reviewed and considered a Resolution Establishing the 2025 Meeting Schedule and Designating the Posting Location. The Board also discussed anticipated business for 2026 and the location and format of meetings. Suggested 2026 Regular Meeting dates were the fourth Monday of each month at 7:00 p.m., to be held via Zoom.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Anderson, and upon unanimous vote, the Board approved setting the 2026 Regular Meetings and study sessions consistent with the 2025 schedule.

Renewal of District Insurance and SDA Membership for 2026: The Board discussed renewal of the District's insurance and its Special District Association membership for 2026.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Stafford, and upon vote unanimously carried, the Board unanimously authorized the renewals.

Insurance Claim – South Sedalia Court Fencing Repairs: Mr. Stevens provided an update regarding the fencing damage on South Sedalia Court. The District is awaiting the police report before filing the insurance claim.

Clubhouse Panels: The Board discussed replacement of clubhouse panels. Following discussion, upon motion duly made by Director Schuldies, seconded by Director Shecter, and upon vote unanimously carried, the Board unanimously approved the project with a not-to-exceed amount of \$10,000.

District Map Photo: The Board discussed the District map photo.

RECORD OF PROCEEDINGS

Authorization to Draft Agreements and/or Change Orders: The Board discussed authorizing Public Alliance LLC and Cockrel, Ela, Glesne, Greher, Ruhland, P.C. (“CEGR”) to prepare Agreements and/or Change Orders for previously approved proposals.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Stafford, and upon vote unanimously carried, the Board approved the authorization.

Annual Resolution – Roles and Responsibilities for 2026: The Board discussed authorizing Public Alliance LLC and CEGR to prepare an Annual Resolution defining roles and responsibilities for 2026. The Board requested CEGR to prepare a cost estimate for review at a future study session.

MANAGEMENT REPORTS

Front Range Recreation, Inc.:

- 2025 Pool Reports: The Board reviewed the 2025 Pool Reports. Staff was directed to request that Lindsay obtain a proposal to repair issues identified in the chemical room.
- Proposal for Oasis Nesting Sling Chaise Lounges: The Board reviewed the proposal from Front Range Recreation, Inc. for Oasis Nesting Sling Chaise Lounges in the amount of \$15,058.63. The Board directed Lindsay to seek one to two additional proposals from local vendors, with a preference for models that include armrests, and to provide photos for comparison.
- Pool Management Agreement: The Board reviewed the proposed Pool Management Agreement between the District and Front Range Recreation, Inc. The Board requested to discuss the agreement further with Lindsay at an upcoming study session before taking action.
- Pool Repairs:
 - Leak Detection Report: The Board reviewed the Leak Detection Report from American Leak Detection.
 - Proposal to Relocate Wader Pump Room: The Board reviewed the proposal from Front Range Recreation, Inc. to relocate the Wader Pump Room in the amount of \$35,668.89. The Board requested additional details and directed that the item be discussed further with Lindsay at the next study session.
 - Proposal to Replace Fixtures with LED Lights: Following discussion, upon motion duly made by Director Schuldies, seconded by Director Anderson, and upon vote unanimously carried, the Board approved the proposal from Front Range Recreation, Inc. to replace fixtures with LED lights in the amount of \$13,393.44.
 - Proposal for Wireless Autofill for Wader Pool: Following discussion, upon motion duly made by Director Anderson, seconded by Director Schuldies, and upon vote unanimously carried, the Board approved the

