

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
SMOKY HILL METROPOLITAN DISTRICT  
HELD AUGUST 25, 2025**

A Regular Meeting of the Board of Directors (the “District Board”) of the Smoky Hill Metropolitan District (the “District”) was convened on Monday, August 25, 2025, at 7:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

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**ATTENDANCE**

**Directors Present:**

Carl Schuldies, Chair  
Jude Buemi, Vice Chair  
Robert Anderson, Secretary/Treasurer  
Hope Stafford, Director  
Rick Shecter, Director

**Also Present:**

Amy Hord; Public Alliance, LLC

John Bofenkamp; Operations Manager

David Green; Green & Associates LLC

Lindsay Oakey; Front Range Recreation (for a portion of the meeting)

Caryn Winkler; Member of the Public

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**ADMINISTRATIVE  
MATTERS**

**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. Ms. Hord 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 Schuldies, seconded by Director Stafford and, upon vote, unanimously carried, the Board determined the meeting would be held by video/telephonic means, and encouraged public

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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:** Ms. Hord 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 Schuldies, seconded by Director Stafford and, upon vote, unanimously carried, the agenda was approved.

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### **CONSENT AGENDA**

The Board then considered the following actions:

- Approval of Minutes from the July 28, 2025 Regular Meeting, July 14, 2025 and August 11, 2025 Work Sessions.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Anderson, and upon vote unanimously carried, the Board approved the Consent Agenda with the Minutes as amended.

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### **CORRESPONDENCE**

There was no correspondence at this time.

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### **MANAGEMENT REPORTS**

#### **Front Range Recreation Inc.:**

*Security System and Monitoring:* Ms. Oakey reported that BW-Technology is the District's security system vendor, and Alarm.com provides the monitoring service. Director Buemi currently maintains the passcodes, distributes keys and access cards, and oversees security for the District.

Director Stafford inquired as to who has access to the security cameras. Director Buemi suggested that only a new keypad be installed at the front door. Director Anderson recommended that, if a new keypad is installed, it be used solely for clubhouse reservations. The Board agreed that all Directors should have access to the security system. It was noted that Mr. Bofenkamp will serve as the alternate point of contact should Director Buemi be unavailable. Director Stafford expressed her preference that all Board members be granted full access.

Ms. Oakey further reported the following operational updates:

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- All rental agreements would be processed via credit card payment if Front Range were contracted to handle Clubhouse reservations. For the time being, Clubhouse reservations should continue to be submitted to Director Buemi.
- A leak has been identified in the wading pool. Ms. Oakey confirmed that the repair must be completed prior to spring 2026. Ms. Oakey will provide the Board with the 2025 Season Closing Report to track necessary repairs in advance of the next pool season.

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### **PUBLIC COMMENT**

There were no public comments.

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### **FINANCIAL ITEMS**

**Claims:** Mr. Green reviewed with the Board the payments made by the District through August 28, 2025. Director Schuldies inquired about potential overcharges on sewer services and asked how far back the District could seek reimbursements. Director Schuldies volunteered to take the lead in researching the potential overcharges. It was noted that Director Shecter has been instrumental in obtaining prior sewer credits.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Anderson and, upon vote, unanimously carried, the Board approved payments made by the District through August 28, 2025.

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

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

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### **OPERATIONS REPORT**

Mr. Bofenkamp presented the Operator's Report and provided the following updates:

- The Aurora Fire Department inspected Gold Rush Park and noted that the pumps and shutoff valve require replacement and repair.
  - At Crestline Park, ditch repairs are needed. Mr. Bofenkamp will purchase dirt and fill the ditches.
  - Director Stafford reported that during a Social Club event, her husband tripped over exposed green utility boxes. Mr. Bofenkamp will secure the boxes.
  - Director Stafford asked whether signage has been installed on the pool door. Mr. Bofenkamp confirmed he will install the signage.
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### DIRECTOR ITEMS & COMMENTS

There were no Director items or comments.

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### UNFINISHED BUSINESS

**Clubhouse Meeting Room Acoustics and Furnishings:** The Board reviewed a proposal from Mile High Acoustic. Director Buemi requested additional vendor proposals for acoustic improvements.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Stafford and, upon vote, unanimously carried, the Board approved the acoustic project, in an amount not to exceed \$10,000.

**Clubhouse Rental Management Agreement between the District and Front Range Recreation, Inc.:** The Board entered into discussion regarding the Clubhouse Rental Management Agreement between the District and Front Range Recreation, Inc. It was noted Director Buemi will continue to manage all clubhouse reservations.

**Proposals for Pet Waste Stations:** Ms. Hord reviewed with the Board proposals for pet waste stations.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Stafford and, upon vote, unanimously carried, the Board authorized the purchase of seven pet waste containers for an amount not to exceed \$4,000.

**Proposals for a Reserve Study:** The Board reviewed an update from Nature's Workforce. The Board deferred further action at this time.

**Retaining Wall at the Crestline East Entrance:** The Board entered into discussion regarding the need to survey the retaining wall project to ensure installation occurs within the District's property boundaries.

**Community Compost Program:** The Board deferred discussion.

**Clubhouse Survey:** The Board deferred discussion.

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### NEW BUSINESS

**Leak Detention Test at Wading Pool:** The Board entered into discussion regarding the Leak Detention Test at Wading Pool. It was noted Front Range Recreation will prepare a proposal for the repairs needed.

**Gold Rush Park:**

*Proposal from CoCal Landscape Service Inc. to Construct Two (2) Landscape Beds, Including Bed Preparation, Edging, and Irrigation, for the Boy Scout Pollinator Project:* It was noted the proposal was approved at a prior meeting.

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Proposal from CoCal Landscape Service Inc. for the Lawn Renovation: The Board reviewed a proposal from CoCal Landscape Service Inc. for the lawn renovation of approximately 22,000 square feet (118' x 187'), including aeration and overseeding with Korby Colorado native seed mix.

Following discussion, upon motion duly made by Director Anderson, seconded by Director Stafford and, upon vote, unanimously carried, the Board approved the proposal from CoCal Landscape Service Inc. for the lawn renovation of approximately 22,000 square feet (118' x 187'), including aeration and overseeding with Korby Colorado native seed mix, in an amount not to exceed \$20,000.

Engagement of Graphic Designer: The Board entered into discussion regarding the engagement of a graphic designer. Ms. Hord reported that Danny Malinski charges \$200 for one revision and \$30 per hour thereafter.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Anderson and, upon vote, unanimously carried, the Board approved the engagement of a graphic designer, in an amount not to exceed \$1,000. It was noted that Director Stafford will take the lead on this engagement.

City of Centennial Pickle Ball Rules: The Board reviewed the City of Centennial Pickleball Rules and noted that the District is not authorized to paint pickleball lines on existing courts.

Holiday Party: The Board entered into discussion regarding planning a holiday party. It was noted the neighborhood social committee is responsible for planning all community events.

Fertilizer: The Board discussed the sale of thirteen (13) bags of dry 29-5-5 fertilizer at \$5.00 per bag. The Board directed staff to work with Mr. Bofenkamp on the sale. Proceeds will be deposited into the District's account.

Proposal from Mile High Acoustical Ceilings for Acoustic Window Treatments: The Board determined to solicit additional bids as discussed above under the Clubhouse Meeting Room Acoustics and Furnishings item.

Proposal from DryJect Colorado for Biochar Injection: The Board reviewed a proposal from DryJect Colorado for biochar injection. Director Shecter noted that biochar injections remain experimental in nature.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Stafford and, upon vote, unanimously carried, the Board approved the proposal from DryJect Colorado for biochar injection, in the amount of \$6,012.50. It was noted Director Shecter will take the lead on this project.

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**Prioritization of Projects:** The Board deferred discussion until the next work session.

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**OTHER BUSINESS**

There was no other business at this time.

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**ADJOURNMENT**

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.

Respectfully submitted,

By \_\_\_\_\_  
Signed by: *Robert Anderson*  
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Secretary for the Meeting