

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SMOKY HILL METROPOLITAN DISTRICT
HELD FEBRAURY 23, 2026**

A Special Meeting of the Board of Directors (the “District Board”) of the Smoky Hill Metropolitan District (the “District”) was convened on Monday, February 23, 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 (for a portion of the meeting)
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 (for a portion of the meeting)

Darcy Schenden, Smoky Hill Sharks

Carol Stitt; Resident

**ADMINISTRATIVE
MATTERS**

Call to Order and Quorum: The meeting was called to order at 6:03 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.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Buemi and seconded by Director Anderson 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 by Director Anderson and seconded by Director Stafford and, upon vote, unanimously carried, the agenda was approved, as amended to remove the reports, proposals, and Agreement with Front Range Recreation, Inc. The agenda was further amended to add consideration of approval of a proposal from Bob Howey for tree care services.

Arapahoe County Grant for Park Improvement Project: Ms. Stitt reviewed with the Board the plans previously provided. It was noted the draft application is due March 20, 2026, and Ms. Stitt will prepare and submit the draft on behalf of the District.

CONSENT AGENDA

The Board then considered the following actions:

- Approval of Minutes for the January 26, 2026 regular meeting and February 9, 2026 work session.

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

CORRESPONDENCE

Mr. Stevens reported he is working with High Street Insurance & Financial Services regarding fence-related insurance claims and requested information concerning lowering the District's deductible.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Anderson, and upon vote unanimously carried, the Board authorized Mr. Stevens to work with High Street Insurance & Financial Services to reduce the deductible to \$500.

RECORD OF PROCEEDINGS

PUBLIC COMMENT

There were no public comments.

FINANCIAL ITEMS

Claims: Mr. Green reviewed with the Board the payments made by the District through February 23, 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 February 23, 2026.

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

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 January 31, 2026, as presented.

OPERATIONS REPORT

Mr. Bofenkamp presented the Operations Report to the Board and provided operational updates. He reported the District is awaiting an estimate from Dark Star for necessary shower repairs. Soap dispensers and an ADA-compliant handicap seat remain in need of repair. Certain signage has been removed, and damaged swings have been replaced by District staff. Mr. Bofenkamp further discussed potential installation of "No Motorized Vehicle" signage for Board consideration. Dog waste stations have been installed at all District parks, with remaining units to be installed at locations to be determined by the Board. Additionally, frozen components on the District's John Deere equipment were repaired and replaced as necessary.

DIRECTOR ITEMS COMMENTS

Director Buemi: None.

Director Schuldies: Director Schuldies reported the District's F-150 vehicle has been removed and a dumpster will be installed in its place, resulting in a monthly savings of approximately \$130. The Board discussed obtaining a quote for fencing to enclose the dumpster area. Director Schuldies further reported the homeowners association is attempting to dissolve; however, Covenant Controlled Community language must remain on signage at this time. Additionally, gutters at the clubhouse have been cleaned.

Director Stafford: None.

Director Anderson: None.

RECORD OF PROCEEDINGS

Director Shecter: Director Schecter reported that the Tracker system is currently unable to convert data from Google Sheets into an Excel spreadsheet format.

UNFINISHED BUSINESS

Crestline East Entrance Project: Director Schuldies reported to the Board the Crestline East Entrance Project is complete .

Monument Sign Project: Director Stafford discussed the status of the Monument Sign Project. Mr. Stevens presented the final design and pricing proposal submitted by Freeman Signs, Inc. The Board entered into discussion regarding establishment of a Sign Project Committee.

Following discussion, upon motion duly made by Director Anderson, seconded by Director Stafford, and upon vote unanimously carried, the Board authorized establishment of a Sign Project Committee and appointed Directors Schuldies and Stafford to serve thereon. The Committee was authorized to make final design decisions with a project budget not to exceed \$65,000.

Agreement between Public Alliance LLC and the District for District Management Services: The Board reviewed an Agreement between Public Alliance LLC and the District for District management services. Director Schecter commented regarding costs associated with minute recording services.

Following discussion, upon motion duly made by Director Shecter, seconded by Director Schuldies, and, upon vote, unanimously carried, the Board approved the Agreement between Public Alliance LLC and the District for District management services.

Services Agreement Between the District and CoCal Landscape Inc. for Landscape Maintenance Services: The Board reviewed a Services Agreement between the District and CoCal Landscape Inc. for landscape maintenance services.

Following discussion, upon motion duly made by Director Buemi, seconded by Director Shecter, and, upon vote, unanimously carried, the Board approved the Services Agreement between the District and CoCal Landscape Inc. for landscape maintenance services.

Reserve Study: The Board entered into discussion regarding the Reserve Study proposals. Following discussion, the Board directed Mr. Stevens to obtain a comprehensive quote.

Proposal from JellyFish Lighting for the Installation of Lights Around the Clubhouse: The Board deferred discussion of the proposal until a second proposal is received from Oelo Lighting Solutions.

RECORD OF PROCEEDINGS

Agreement Between the District and Sharks Swim Team for Pool Usage: The Board reviewed an Agreement between the District and Sharks Swim Team for pool usage.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Buemi, and, upon vote, unanimously carried, the Board approved the Agreement between the District and Sharks Swim Team for pool usage.

Automated External Defibrillator (“AED”) for Sports Area Outside of Clubhouse During Months Without Lifeguards: The Board deferred discussion until the March 9, 2026 work session.

Proposals for Restroom Repair Work at the Clubhouse: The Board deferred discussion until the March 9, 2026 work session.

Playground Equipment Repairs: The Board entered into discussion regarding the playground equipment repairs. It was noted Director Shecter will obtain a proposal from CoCal Landscape Inc. for re-mulching the playgrounds.

Dog Station Installation and Weekly Service: The Board entered into discussion regarding the dog station installation and weekly service. It was noted Director Shecter will obtain a proposal from CoCal Landscape Inc.

NEW BUSINESS

Proposal from Freeman Signs, Inc. for Neighborhood Signage: The Board reviewed a proposal from Freeman Signs, Inc. for neighborhood signage. Director Schuldies and Stafford will work with Deb Ludington at Freeman Signs to make final modifications to the design and make sure the project stays under budget.

Proposal from CoCal Landscape Inc. to Redo Xeriscape in Front of Clubhouse: The Board entered into discussion regarding a proposal from CoCal Landscape Inc. to redo xeriscape in front of clubhouse. It was noted Director Shecter will obtain the proposal.

District’s Maintenance:

Proposal from CoCal Landscape Inc. for District Maintenance: The Board entered into discussion regarding a proposal from CoCal Landscape Inc. for District Maintenance. It was noted Director Shecter will obtain the proposal.

MANAGEMENT REPORTS

There were no Management Reports at this time.
