MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SMOKY HILL METROPOLITAN DISTRICT
HELD APRIL 27, 2026

A Special Meeting of the Board of Directors (the "District Board") of the Smoky Hill Metropolitan District (the "District") was convened on Monday, April 27, 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

Also Present:
Ryan Stevens; Public Alliance, LLC

David Green; Green & Associates LLC

John Bofenkamp; District Operations Manager

Carol Stitt, Emily Rodriguez, Chuck Lawson, Melanie Lawson, Joey Pacheco, Tom Mehl and Melissa Houlne; Residents

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ADMINISTRATIVE MATTERS

Call to Order and Quorum: The meeting was called to order at 6:05 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 Schuldies and seconded by Director Stafford 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 to remove the approval of proposal from Chisel Construction LLC for shower valve repair work.

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 reported that the application was timely submitted and requests grant funding in the amount of $135,000. Ms. Stitt noted that East Cherry Creek Valley Water and Sanitation District has requested confirmation that the proposed reflection garden will not be located on property owned by the District within the park. She further reported that the grant committee is expected to conduct a site visit in May 2026 and that notification regarding award of the grant is anticipated in August 2026.

Resignation of Director: Following discussion, upon a motion duly made by Director Buemi, seconded by Director Schuldies and, upon vote unanimously carried, the Board acknowledge the resignation of Robert Anderson, effective April 27, 2026.

Vacancy on the Board: The Board considered the appointment of a qualified individual to fill the current vacancy on the Board of Directors. Each candidate who submitted a letter of interest introduced themselves and presented their qualifications to the Board.

Director Buemi moved to defer consideration of the appointment until the May meeting. The motion was seconded by Director Shecter and failed.
Director Schuldies then moved to appoint Ms. Lawson to the Board of Directors. The motion did not receive a second and failed.

Director Buemi next moved to appoint Ms. Rodriguez to the Board of Directors. The motion was seconded by Director Schuldies. Upon vote, Directors Buemi, Schuldies, and Stafford voted in favor of the motion and Director Shecter opposed. Ms. Rodriguez was appointed to fill the vacancy on the Board.

Election of Director to Fill Vacancy of Secretary/Treasurer: The Board entered into discussion regarding the election of a Director to fill the vacancy in the office of Secretary/Treasurer.

Director Buemi moved to appoint Director Shecter to fill the vacancy. The motion was seconded by Director Shecter and failed for lack of a majority.

Director Buemi then moved to appoint Ms. Rodriguez to fill the vacancy, subject to her acceptance of the appointment and execution of the Oath of Office. The motion was seconded by Director Stafford and, upon vote, carried with Directors Buemi and Stafford voting in favor.

May 25, 2026 Meeting: The Board entered into discussion regarding the May 25, 2026 meeting.

Following discussion, upon motion duly made Director Buemi and seconded by Director Schuldies and, upon vote, unanimously carried, the Board determined to cancel the May 25, 2026 meeting and schedule a special meeting for May 26, 2026 at 7:00 p.m.

CONSENT AGENDA

The Board then considered the following actions:

- Approval of Minutes for March 23, 2026 special meeting and April 13, 2026 work session.
- Ratify approval of proposal from Miracle Play Systems for slide repair.

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 items with the amended April 13, 2026 work session Minutes.

CORRESPONDENCE

Mr. Stevens reported that the only correspondence received since the last meeting was from Progressive Insurance regarding fence damage.

PUBLIC COMMENT

Mr. Mehl commented regarding what he characterized as preconceived decisions concerning the executive session listed on the agenda. No response was provided by the Board.

FINANCIAL ITEMS

Claims: Mr. Green reviewed with the Board the payments made by the District through April 29, 2026.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Buemi, and upon vote unanimously carried, the Board ratified payments made by the District through April 29, 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 Buemi, and upon vote unanimously carried, the Board accepted the Financial Statements for the period ending March 31, 2026, as presented.

2025 Audit: Ms. Wheeler presented the 2025 Audit to the Board.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Buemi and, upon vote, unanimously carried, the Board approved the 5Audited Financial Statements and authorized execution of the Representations Letter, subject to final legal review and receipt of an unmodified opinion letter by the Auditor.

OPERATIONS REPORT

Mr. Bofenkamp reported on various operational matters, including fence repairs, sign orders, and the condition of the tennis courts due to scooter activity. He reported that the pool heater is operational. He also indicated that proposals will be obtained for louvers for the heater room.

DIRECTOR ITEMS COMMENTS

Director Buemi: None.

Director Schuldies: None.

Director Stafford: Director Stafford reported that she requested the logo from Freeman Signs to complete the new pool signage. She further reported that the sign update project is pending issuance of the necessary permits.

Director Shecter: Director Shecter reported that he is in communication with East Cherry Creek Valley Water and Sanitation District regarding available rebate opportunities. He noted that placement of the memorial tree is contingent upon approval of the grant application.

UNFINISHED BUSINESS

Reserve Study: The Board entered into discussion regarding the Reserve Study proposals. Following discussion, the Board determined to review at the next study session.

RECORD OF PROCEEDINGS

<u>Proposal for Restroom Repair Work at the Clubhouse</u>: The Board entered into discussion regarding a proposal for restroom repair work at the clubhouse.

Following discussion, upon motion duly made by Director Buemi, seconded by Director Shecter, and upon vote unanimously carried, the Board approved payment of the final invoice in the amount of $26,948.32. The Board noted that additional costs may be incurred due to potential structural issues and further authorized expenditures for the project in an amount not to exceed $30,000.

<u>Proposal from CoCal Landscape Inc. to Re-Mulch Playgrounds</u>: The Board reviewed a proposal from CoCal Landscape Inc. to re-mulch playgrounds. Following discussion, the Board determined that the cost of the proposal was excessive and did not approve the proposal.

<u>Proposal from Star Playgrounds for Engineered Wood Fiber (“EWF”)</u>: The Board reviewed a proposal from Star Playgrounds for EWF.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Shecter, and upon vote unanimously carried, the Board approved the proposal from Star Playgrounds for EWF, in the amount of $14,095.

<u>Gold Rush Park Reseeding Project</u>: The Board entered into discussion regarding the status of Gold Rush Park Reseeding Project. The Board directed that the success of the reseeding efforts continue to be monitored through the month of May.

<u>Memorial Tree placement in Crestline Park</u>: The Board discussed placement of the memorial tree in Crestline Park. It was noted that final placement remains contingent upon approval of the grant application.

<u>NEW BUSINESS</u>

<u>Proposal from CoCal Landscape Service Inc. to Renovate Triangle Bed in Crestline Park</u>: The Board reviewed a proposal from CoCal Landscape Service Inc. to renovate triangle bed in Crestline Park.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Shecter, and upon vote unanimously carried, the Board approved the proposal from CoCal Landscape Service Inc. to renovate triangle bed in Crestline Park, in the amount of $8,770.

<u>Proposal from CoCal Landscape Service Inc. to Create a Stone Mulch Area, Landscaping and Irrigation Improvements</u>: The Board reviewed a proposal from CoCal Landscape Service Inc. to create a stone mulch area, landscaping and irrigation improvements. Following discussion, the Board directed Mr. Stevens to obtain two new proposals.

Proposal from CoCal Landscape Inc. to Redo Xeriscape in Front of Clubhouse: The Board reviewed a proposal from CoCal Landscape Inc. to redo xeriscape in front of clubhouse.

Following discussion, upon motion duly made by Director Buemi, seconded by Director Shecter, and upon vote unanimously carried, the Board ratified approval of the proposal from CoCal Landscape Inc. to redo xeriscape in front of clubhouse, in the amount of $26,597.

Proposal from Freeman Signs and Fast Signs for Pool Signage: The Board deferred discussion at this time.

Proposals for Fence Replace at the East Entrance to East Crestline Avenue: The Board reviewed proposals for fence replace at the east entrance to East Crestline Avenue.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Shecter, and upon vote unanimously carried, the Board approved the proposals from America Fence Building & Repair for fence replace at the east entrance to East Crestline Avenue, in an amount not to exceed $2,000.

Proposal from Split Rail Fence Co. for Fence Repair Work on South Telluride Way: The Board review a proposal from Split Rail Fence Co. for fence repair work on South Telluride Way.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Stafford, and upon vote unanimously carried, the Board approved the proposal from Split Rail Fence Co. for fence repair work on South Telluride Way, in the amount of $5,380.

Non-Resident Pool Admission Rates: Director Buemi discussed with the Board the non-resident pool admission rates.

Following discussion, upon motion duly made by Director Buemi, seconded by Director Stafford, and upon vote unanimously carried, the Board approved an increase in the daily admission fee to $10.00, an increase in the five-punch card rate to $40.00, and discontinuation of season pass sales to non-residents.

Request from the Sharks Swim Team to Conduct Concessions from the Clubhouse Kitchen to the Pool Area: The Board entered into discussion the request from the Sharks swim team to conduct concessions from the clubhouse kitchen to the pool area.

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

Director Buemi to work with Cockrel, Ela, Glesne, Greher, Ruhland, P.C. and the Sharks Swim Team to prepare an Agreement governing such use.

MANAGEMENT REPORTS

Front Range Recreation Inc.:

Proposal from Front Range Recreation Inc. for Clubhouse Maintenance Services: The Board deferred discussion until the May 26, 2026 meeting.

OTHER BUSINESS

EXECUTIVE SESSION: Pursuant to Section 24-6-402(4)(f), C.R.S. of the Colorado Revised Statutes C.R.S., upon motion duly made by Director Buemi, seconded by Director Schuldies and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 8:18 p.m. for the purpose of discussing a personnel matter related to the District Operations Manager position as authorized by Section 24-6-402(4)(b), C.R.S.

Pursuant to Section 24-6-402(2)(d.5) (II)(B), C.R.S., no record will be kept of the remaining portion of this executive session that, in the opinion of the Board's attorney, constitute privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

The Board reconvened in regular session at 8:48 p.m.

District's Operations Manager Position: The Board deferred discussion until the May 25, 2026 meeting. The Board directed members to review the draft job description prepared by Mr. Bofenkamp and provide suggested revisions and additional responsibilities. The Board will review a final draft at the next study session. Mr. Stevens was directed to discuss with District Counsel the option of compensating the District Operations Manager on an hourly basis.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Stafford, seconded by Director Buemi, and upon vote unanimously carried, the meeting was adjourned at 8:51 p.m.

Respectfully submitted,

Signed by:

By ______________________________

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Secretary for the Meeting