

## RECORD OF PROCEEDINGS

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### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SERENITY RIDGE METROPOLITAN DISTRICT NO. 2 HELD MARCH 16, 2023

A Regular meeting of the Board of Directors (referred to hereafter as “Board”) of the Serenity Ridge Metropolitan District No. 2 (referred to hereafter as the “District”) was duly held on Thursday, the 16<sup>th</sup> day of March, 2023, at 10:00 A.M via Zoom. The meeting was open to the public.

#### ATTENDANCE

#### Directors In Attendance Were:

Daniel Frank  
Fernando Dias  
Jennifer Elsea

The absence of Director Cooper was excused.

#### Also In Attendance Were:

David Solin; Special District Management Services, Inc. (“SDMS”)  
Paula Williams, Esq.; McGeady Becher P.C.

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure 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. Solin noted that a quorum was present and requested members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at the meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Directors Elsea and Dias disclosed they are on the Homeowner’s Associations Boards. Attorney Williams reported that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

#### ADMINISTRATIVE MATTERS

Agenda: Mr. Solin reviewed with the Board the proposed agenda for the District’s Regular Meeting.

Following discussion, upon motion duly made by Director D. Frank, seconded by Director Dias and, upon vote, unanimously carried, the agenda for the District’s Regular Meeting was approved, as amended, and excused the absence of Director Cooper.

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**Meeting Location and Posting of Notice:** The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, upon motion duly made by Director D. Frank, seconded by Director Dias and, upon vote, unanimously carried, the Board determined to conduct the District's meeting via Zoom. The Board further noted that notice of the time, date and Zoom information was duly posted and that they have not received any objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

**Resignation of Director Richard Frank:** The Board acknowledged the resignation of Director Richard Frank, effective as of March 13, 2023.

**Appointment of Officers:** Following discussion, upon motion duly made by Director Dias, seconded by Director D. Frank and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Fernando Dias
Treasurer	Jennifer Elsea
Secretary	David Solin
Assistant Secretary	Daniel Frank

**February 2, 2023 Special Meeting Minutes:** The Board reviewed the Minutes of the February 2, 2023 Special Meeting.

Following discussion, upon motion duly made by Director Dias, seconded by Director D. Frank and, upon vote, unanimously carried, the Board approved the Minutes of the February 2, 2023 Special Meeting.

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**PUBLIC COMMENT** There were no public comments.

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### **FINANCIAL MATTERS**

**Unaudited Financial Statements:** The Board discussed the District's unaudited financial statement for the period ending December 31, 2022 and Schedule of Cash Position for the period ending December 31, 2022.

Following discussion, upon motion duly made by Director Dias, seconded by Director D. Frank and, upon vote, unanimously carried, the Board accepted the District's unaudited financial statement for the period ending December 31, 2022 and Schedule of Cash Position for the period ending December 31, 2022.

**Revenue Options for Future Payment of the Snow and Landscape Maintenance Services:** The Board deferred discussion of this matter.

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**OPERATION AND  
MAINTENANCE  
MATTERS/CAPITAL  
PROJECT  
MATTERS**

**Snow Removal Services for 2022-2023 for District No. 2:** The Board discussed Snow Removal Services for 2022-2023.

Following discussion, upon motion duly made by Director Dias, seconded by Director D. Frank and, upon vote, unanimously carried, the Board approved the engagement of Keesen Landscape Management, Inc. for Snow Removal Services for 2022-2023 for District No. 2.

**Landscape Maintenance Services for 2023 for District No. 2:** The Board discussed Landscape Maintenance Services for 2023.

Following discussion, upon motion duly made by Director Dias, seconded by Director D. Frank and, upon vote, unanimously carried, the Board approved the engagement of Keesen Landscape Management, Inc. for Landscape Maintenance Services for 2023 for District No. 2.

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**LEGAL MATTERS**

**Status of the May 2, 2023 Election:** Mr. Solin advised the Board that the May 2, 2023 election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were not more candidates than positions available on the Board of Directors. It was noted that Directors Dias and Elsea were each deemed elected to 4-year terms ending in May, 2027.

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**OTHER BUSINESS**

**Easter Egg Hunt:** The Board discussed a request from the Homeowner's Association ("HOA") to host an Easter Egg Hunt in the park on April 8, 2023.

Following discussion, upon motion duly made by Director Dias, seconded by Director D. Frank and, upon vote, unanimously carried, the Board approved the HOA's request to host an Easter Egg Hunt in the park on April 8, 2023. The Board further directed Attorney Williams to draft a License Agreement for future use.

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**ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Dias and seconded by Director D. Frank, upon vote, unanimously carried, the meetings were adjourned.

Respectfully submitted,

By 

Secretary for the Meeting