

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF COPPERLEAF METROPOLITAN DISTRICT NO. 2

Held: Friday, February 16, 2024, at 5:30 p.m., via
Zoom video/telephone conference. The meeting
was open to the public.

Attendance

A Special Meeting of the Board of Directors of the
Copperleaf Metropolitan District No. 2, County of
Arapahoe, State of Colorado, was called and held as
shown above and in accordance with the applicable
statutes of the State of Colorado, with the following
Directors present and acting:

Michael R. Rohde, President
Joseph Cervone, Treasurer
James Altman, Assistant Secretary

Also present were:

Paula J. Williams, Esq. and Craig Sorensen; McGeady
Becher P.C.
Cathy Hamilton; Simmons & Wheeler, P.C.
Lauren Milam and Deep Singh; District Residents /
Board Candidates

Disclosure of Potential Conflicts of Interest

The Board discussed the requirements of Colorado law
to disclose any potential conflicts of interest or potential
breaches of fiduciary duty of the Board of Directors to
the Secretary of State. The members of the Board were
requested 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 statute. It was noted
by Mr. Sorensen that disclosures of potential conflicts of
interest were filed with the Secretary of State for
Directors Cervone and Rohde, and no new conflicts of
interest were disclosed at the meeting.

Quorum / Meeting Location / Posting of Notices

Mr. Sorensen confirmed the presence of a quorum. The
Board entered into a discussion regarding the
requirements of Section 32-1-903(1), C.R.S., concerning
the location of the District's board meeting.

The Board determined that the meeting would take place
via Zoom video/telephone conference. Mr. Sorensen
reported that notice was duly posted on the website of
the District, and that no objections to the meeting

location or the video/telephonic manner of the meeting, or any requests that the meeting location or video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

Approval of Agenda

The Board reviewed the agenda for the meeting. Following review and discussion, and upon motion duly made by Director Cervone, seconded by Director Rohde, and upon vote unanimously carried, the Board approved the agenda.

Approval of Minutes

The Board reviewed the minutes of the January 26, 2024 Special Meeting.

Following review and discussion, upon motion duly made by Director Rohde, seconded by Director Cervone, and upon vote unanimously carried, the Board approved the minutes, as presented.

Board Appointments

The Board considered the appointment of qualified individuals Lauren Milam and Deep Singh to the Board of Directors.

Following discussion, upon motion duly made by Director Rohde, seconded by Director Cervone, and upon vote unanimously carried, the Board appointed Lauren Milam and Deep Singh to the Board of Directors, such appointments to be effective at the end of the meeting.

Appointment of Officers

Following discussion, upon motion duly made by Director Cervone, seconded by Director Rohde, and upon vote unanimously carried, the Board appointed Lauren Milam and Deep Singh to the offices of Assistant Secretary, such appointments to be effective at the end of the meeting.

Financial Matters

There were no financial matters presented.

Copperleaf Dog Park:

Gate Replacement

The Board reviewed bids for gate replacement from Front Range Fence Co. and Mile High Fence Inc. It was noted that the type of gate quoted by Mile High Fence Inc. was of a higher quality than the type quoted by Front Range Fence Co.

Following review and discussion, upon motion duly made by Director Cervone, seconded by Director Rohde,

and upon vote unanimously carried, the Board awarded the contract for gate replacement to Mile High Fence Inc. in the amount of \$8,780.00. District Counsel was directed to prepare a Service Agreement.

Landscape Maintenance

The Board noted that the Request for Proposal (“RFP”) for landscape maintenance included landscape maintenance of the Dog Park, the surrounding apron, and Tracts H3 and J3, as well as the revitalization / reclamation of the Dog Park play area.

The Board reviewed proposals from LMI Colorado and Nature’s Workforce, Inc. The Board noted that LMI Colorado did not bid the full scope of the work in the RFP, and further noted that Nature’s Workforce, Inc. already performs landscape maintenance in the area for the Copperleaf Homeowners Association, Inc.

Following review and discussion, upon motion duly made by Director Rohde, seconded by Director Cervone, and upon vote unanimously carried, the Board awarded contracts as follows, and directed District Counsel to prepare the appropriate Service Agreements:

- Contract for revitalization / reclamation of the Dog Park play area to Nature’s Workforce, Inc. in the amount of \$40,500.30.
- Contract for landscape maintenance to Nature’s Workforce, Inc. in the amount of \$23,817.25, with the proviso that the contract cover two (2) years of maintenance instead of a single year, pending agreement by Nature’s Workforce, Inc. (making the total approved amount \$47,634.50 and the duration of maintenance April 2024 through March 2026).

Pet Waste Removal

The Board reviewed a quote for pet waste removal provided by Scoop Soldiers.

Following review and discussion, upon motion duly made by Director Cervone, seconded by Director Rohde, and upon vote unanimously carried, the Board awarded the contract for pet waste removal to Scoop Soldiers in an amount not to exceed \$3,000.00 (3 weekly visits at \$18.99 per visit – annual costs of \$2,962.44). District Counsel was directed to prepare a Service Agreement.

Copperleaf Trail System:

Status of Maintenance of Trail System and Discussions with Trails Park and Recreation District, formerly known as Arapahoe Park and Recreation District (“Trails PRD”)

The Board noted that Delos Searle of Trails PRD had provided an updated sidewalk repair estimate of \$62,741.00 to individual board members via email, and had requested the District consider funding such repairs.

The Board further noted that: (1) a physical inspection of the area proposed for repair did not seem to indicate a severe problem; (2) there are questions as to what entity owns and/or is responsible for maintenance of the sidewalk; and (3) Trails PRD has not submitted the proposal/estimate to the District through proper legal channels and has not made any official request in connection therewith.

Following discussion, the Board determined to take no action on the matter.

Legal Matters:

Mutual Full Release and Waiver Agreement

Attorney Williams noted that since the Mutual Full Release and Waiver Agreement between the District and Hall Contracting, LLC (relating to dog park construction and maintenance activities) (the “Hall Release”) was finalized and signed subsequent to the last board meeting, it requires ratification by the Board.

Following review and discussion, upon motion duly made by Director Rohde, seconded by Director Cervone, and upon vote unanimously carried, the Board ratified approval of the Hall Release.

Other Business

Potential District Co-Sponsorship of Copperleaf Summer Jam 2024 Event: Director Cervone informed the Board that he and the Copperleaf Homeowners Association are working on organizing the Copperleaf Summer Jam 2024 Event, and requested that the District consider co-sponsorship of the event and make a financial contribution.

Attorney Williams informed the Board that she needed to research whether or not the District has the authority under its Service Plan to co-sponsor the event and/or make a contribution.

Following extensive discussion, the Board authorized a contribution of up to \$5,000.00 to co-sponsor the event, contingent on District Counsel confirmation that the District has the authority under its Service Plan to do so. Director Rohde made the motion, Director Altman seconded the motion, and upon vote the motion was carried. Director Cervone abstained from the vote.

Adjournment

There being no further business coming before the Board, upon motion duly made by Director Rohde, seconded by Director Cervone, and upon vote unanimously carried, the meeting was adjourned.

The foregoing Minutes were approved by the Board of Directors on April 3, 2024.

The foregoing record constitutes a true and correct copy of the Minutes of the above referenced meeting.

Craig Sorensen

Secretary