

## RECORD OF PROCEEDINGS

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

Held: Tuesday, July 23, 2024, at 7:00 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  
Lauren Milam, Assistant Secretary  
Deep Singh, Assistant Secretary

#### Also present were:

Tim O'Connor, Esq., and Craig Sorensen; McGeady  
Becher P.C.  
Cathy Hamilton; Simmons & Wheeler, P.C.  
Christian Gilligan; District Resident/Board Candidate

#### 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 Singh, and upon vote unanimously carried, the Board approved the agenda.
Approval of Minutes	The Board reviewed the minutes of the April 3, 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.
Resignation of James Altman	Following brief discussion, the Board acknowledged the resignation of James Altman from the Board of Directors, effective May 31, 2024.
Appointment of Christian Gilligan	Mr. Sorensen confirmed for the Board that District Resident Christian Gilligan was qualified to serve on the Board of Directors.  Following discussion, and upon motion duly made by Director Rohde, seconded by Director Cervone, and upon vote unanimously carried, the Board appointed Christian Gilligan to fill the existing vacancy on the Board of Directors, <u>such appointment to be effective at the end of the meeting.</u>
Appointment of Officers	Following discussion, upon motion duly made by Director Cervone, seconded by Director Milam, and upon vote unanimously carried, the Board appointed the following officers, <u>such appointments to be effective at the end of the meeting:</u> <ul style="list-style-type: none"><li>• President: Michael R. Rohde</li><li>• Treasurer: Joseph Cervone</li><li>• Secretary: Craig Sorensen</li><li>• Assistant Secretary: Deep Singh</li><li>• Assistant Secretary: Lauren Milam</li><li>• Assistant Secretary: Christian Gilligan</li></ul>
Website Accessibility	Mr. Sorensen discussed with the Board the new ADA website accessibility requirements, noting that the District has a one-year grace period through July 1, 2025

to fully comply with the requirements.

Following discussion, and upon motion duly made by Director Cervone, seconded by Director Rohde, and upon vote unanimously carried, the Board authorized any necessary actions to keep the District in compliance with the requirements.

Public Comment

There was no public comment.

Claims

Ms. Hamilton reviewed with the Board the list of unpaid claims in the amount of \$103,608.15.

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 unpaid claims, as presented.

Unaudited Financial Statements

Ms. Hamilton reviewed with the Board the unaudited financial statements for the period ending June 30, 2024.

Following review and discussion, and upon motion duly made by Director Rohde, seconded by Director Cervone, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending June 30, 2024.

2023 Audit

Ms. Hamilton reviewed the 2023 Audit with the Board.

Following review and discussion, and upon motion duly made by Director Cervone, seconded by Director Milam, and upon vote unanimously carried, the Board approved the 2023 Audit (subject to final review by counsel and receipt of an unmodified opinion from the auditor), and authorized execution of the Representations Letter.

**Capital Improvements/Maintenance – Copperleaf Dog Park:**

Status of Fence/Gate Replacement Work Performed by Mile High Fence Inc.

Director Cervone reported that the work was completed by Mile High Fence Inc. in an exemplary manner.

Status of Landscape Reclamation and Revitalization Work Performed by Nature’s Workforce, Inc.

The Board Members reported that they are pleased with the work performed by Nature’s Workforce, Inc.

Status of Landscaping Services Performed by Nature's Workforce, Inc.

Director Cervone reported that Nature's Workforce, Inc. has just completed servicing Tracts J3 and H3, and that they are sculpting Tract H3 to keep the natural environment under control.

Service Agreement for Pet Waste Removal Services

Following review and discussion, and upon motion duly made by Director Cervone, seconded by Director Singh, and upon vote unanimously carried, the Board ratified approval of the Service Agreement for Pet Waste Removal Services between the District and Long Corporation, d/b/a/ POOP 911. The Board Members reported that the services are being properly performed.

Service Agreement for Backflow Preventer Replacement

Following review and discussion, upon motion duly made by Director Cervone seconded by Director Singh, and upon vote unanimously carried, the Board ratified approval of the Service Agreement for Backflow Preventer Replacement between the District and Pro Options Inc. Mr. Sorensen reported that the backflow preventers have been replaced and are functioning.

**Legal Matters:**

Temporary Materials Storage and Staging License Agreement

Mr. Sorensen reported that the tracts originally being considered for storage/staging purposes were owned by the Developer and needed to be conveyed to East Cherry Creek Valley Water & Sanitation District, and as such were unsuitable. It was determined that Tract J3 was a good location for these purposes, and an agreement between the District and the contractor was signed.

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 Temporary Materials Storage and Staging License Agreement between the District and Nature's Workforce, Inc.

Director Cervone inquired about termination provisions in the event Tract J3 was sold, and Mr. Sorensen reported that the agreement can be terminated by the District with 30 days' written notice.

Status of Listing/Potential Sale of Tract J3, Copperleaf Filing No. 2 by Coldwell Banker Commercial ("Broker")

Director Cervone reported that the Broker has been in contact with three potential buyers. The Board discussed the available information on the planned uses of the property by the three potential buyers, and a request from one of the potential buyers relating to obtaining an easement from the Southeast Metro Stormwater

Authority (“SEMSWA”) for installation of a sign.

Following discussion, upon motion duly made by Director Cervone seconded by Director Milam, and upon vote unanimously carried, the Board authorized counsel to negotiate with SEMSWA regarding a sign installation easement in order to facilitate a sale of Tract J3 to the potential buyer.

Other Business

Director Rohde inquired whether the District may install or upgrade improvements on property owned by the Copperleaf Homeowners Association. Mr. Sorensen indicated he will follow up with Attorney Williams on this matter.

Adjournment

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

The foregoing Minutes were approved by the Board of Directors on November 11, 2024.

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

*Craig Sorensen*

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Secretary