

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
EAST SMOKY HILL METROPOLITAN DISTRICT NO. 2 (THE “DISTRICT”)
HELD
August 20, 2025

A regular meeting of the Board of Directors of the East Smoky Hill Metropolitan District No. 2 (referred to hereafter as the “Board”) was convened on Wednesday, August 20, 2025, at 6:00 p.m., at the Smoky Hill Library, 5430 S. Biscay Circle, Centennial, Colorado 80015. This District Board meeting was also held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Thomas Tanner, President
Bonnie Bowman, Treasurer
Laura Embleton, Secretary
Alex Roseland, Assistant Secretary

Also, In Attendance Was:

April Delgado, Westwind Management Group, LLC – Association Business Manager
Bethany Zweydart, Westwind Management Group, LLC – Accounting Representative Specialist (a portion of the meeting)
Dawn Schilling, Schilling & Company, Inc. (a portion of the meeting)
Ben Randall & Monica Asbeck, LMI Landscape (a portion of the meeting)

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 6:04 p.m. by Director Tanner. The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Embleton, seconded by Director Bowman and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Disclosures 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 Ms. Delgado 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.

Quorum, Location of Meeting Posting of Meeting Notice:

The Board confirmed the presence of a quorum.

Public Comment:

There was no public comment.

FINANCIAL MATTERS

- Ms. Schilling was in attendance to present the 2024 Audit Review. 2024 Budget Hearing/Amendment – upon a motion duly made by Director Bowman, seconded by Director Embleton and, upon vote, unanimously carried, the Board opened the floor for the 2024 budget hearing. Upon a motion duly made by Director Bowman, seconded by Director Embleton and, upon vote, unanimously carried, the Board closed the budget hearing.

MOTION: Following review, upon a motion duly made by Director Bowman, seconded by Director Embleton and, upon vote, unanimously carried, the Board approved amending the 2024 Budget from \$632,006 to \$750,148.

- January 2025 – June 2025 Financials– Ms. Zweygardt presented the financials and answered any questions.

MOTION: Following review, upon a motion duly made by Director Embleton, seconded by Director Bowman and, upon vote, unanimously carried, the Board approved the January 2025- June 2025 Financials.

CONSENT AGENDA

- May 21, 2025, Regular Meeting
- LMI Light Post Installation
- LMI Proposal #42159 Drain for Park at Versailles & Tempe
- LMI Proposal #41856 2025 Turf Treatment at Berry & Versailles
- LMI Proposal #42422 Adding plants and 3 Trees at Tibet & Belleview Park
- LMI Proposal #42420 Revive Treatment
- Davey Tree, Tree Removal & Stump Grinding
- Davey Tree, Tree Removal at Winnipeg & Versailles

Director Tanner reviewed the Consent Agenda with the Board. Following review, upon a motion duly made by Director Embleton, seconded by Director Bowman and, upon vote, unanimously carried, the Board approved/ratified approval of the Consent Agenda items, as presented.

LANDSCAPE UPDATE

Landscaping Activity:

Mr. Randall and Ms. Asbeck were in attendance provided a landscape recap.

LMI Proposal #45673, drain mulch and pine tree for Belleview & Tempe

LMI Proposal #45862, mulch for flower bed on Orchard Rd. & Gun Club

LMI Proposal #43990, replace tree at Versailles & Berry Park

LMI Proposal #42423, removing and replacing dead plants at Versailles & Maplewood

LMI Proposal #45678, removal of tree and stump at Lake & Riviera Median

LMI Proposal #48459, Cobble at Tempe/Belleview, remove spirea at Tempe & Progress, and remove dead tree at Prentice

MOTION: Following review, upon a motion duly made by Director Embleton, seconded by Director Bowman and, upon vote, unanimously carried, the Board approved proposals a-f.

LMI Proposal #43064 Convert Gun Club to Native Grass

LMI Proposal #42795 Convert Gun Club from Native Grass to Rock

MOTION: Following review, upon a motion duly made by Director Embleton, seconded by Director Bowman and, upon vote, unanimously carried, the Board denied proposals g-h.

OnePro #625-26 Convert Gun Club from Native Grass to Rock

MOTION: Following review, upon a motion duly made by Director Embleton, seconded by Director Bowman and, upon vote, Director Roseland approved, with Director Tanner abstaining. The Board approved the OnePro proposal to convert the gun club native to rock.

MANAGER MATTERS

Ms. Delgado discussed assuming control of Antelope Ridge Park from Saddle Rock HOA.

MOTION: Following review, upon a motion duly made by Director Embleton, seconded

by Director Bowman and, upon vote, unanimously carried, the Board approved assuming responsibility of Antelope Ridge Park.

BOARD MEMBER MATTERS: None

LEGAL MATTERS: None

OTHER BUSINESS:

No other business was discuss.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

By *Laura Embleton*
Secretary for the Meeting