

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
SMOKY HILL METROPOLITAN DISTRICT  
HELD MARCH 23, 2026**

A Special Meeting of the Board of Directors (the “District Board”) of the Smoky Hill Metropolitan District (the “District”) was convened on Monday, March 23, 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.

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**ATTENDANCE**

**Directors Present:**

Carl Schuldies, Chair  
Jude Buemi, Vice Chair  
Robert Anderson, Secretary/Treasurer  
Hope Stafford, Director  
Rick Shecter, Director

**Also Present:**

AJ Beckman; Public Alliance, LLC

David Green; Green & Associates LLC

John Bofenkamp; District Operations Manager (for a portion of the meeting)

Carol Stitt; Resident

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**ADMINISTRATIVE  
MATTERS**

**Call to Order and Quorum:** The meeting was called to order at 6:00 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 Anderson and seconded by Director Stafford and, upon vote, unanimously carried, the Board determined

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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 taxing electors within the District boundaries, have been received.

**Agenda:** Mr. Beckman distributed, for the Board's review and approval, a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made Director Anderson and seconded by Director Stafford and, upon vote, unanimously carried, the agenda was approved, as amended to remove discussion of the Monument Sign Project, and Automated External Defibrillator ("AED").

**Arapahoe County Grant for Park Improvement Project:** Ms. Stitt addressed the Board regarding the Arapahoe County grant for the Park Improvement Project. She reported that the submittal deadline is April 10, 2026, and that grant awards are anticipated to be announced on August 16, 2026. Based on her communications with Arapahoe County staff, it appears that the District has a favorable likelihood of receiving the grant. She further expressed appreciation to residents who submitted letters of support for the project.

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### **CONSENT AGENDA**

The Board then considered the following actions:

- Approval of Minutes for the February 23, 2026 special meeting and March 9, 2026 work session.
- Ratify approval of the establishment of a Sign Project Committee and appointment Directors Schuldies and Stafford to serve thereon.
- Ratify authorizing the Sign Project Committee to make final design decisions with a project budget not to exceed \$65,000.

Following discussion, upon a motion duly made by Director Schuldies, seconded by Director Stafford, and upon vote unanimously carried, the Board approved the Consent Agenda item.

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### **CORRESPONDENCE**

Director Schuldies reported receipt of a request from a resident seeking removal of certain Russian Olive trees within the park. He indicated he would follow up with the resident upon direction from the Board.

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### **PUBLIC COMMENT**

There were no public comments.

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### **FINANCIAL ITEMS**

**Claims:** Mr. Green reviewed with the Board the payments made by the District through March 20, 2026.

Following discussion, upon motion duly made by Director Anderson, seconded by Director Shecter, and upon vote unanimously carried, the Board ratified payments made by the District through March 20, 2026.

**Financial Statements:** Mr. Green reviewed with the Board the Financial Statements for the period ending February 28, 2026.

Following discussion, upon motion duly made by Director Anderson, seconded by Director Shecter, and upon vote unanimously carried, the Board accepted the Financial Statements for the period ending February 28, 2026, as presented.

Following the conclusion of his presentation of the financial reports, Mr. Green excused himself from the meeting.

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### **OPERATIONS REPORT**

Mr. Bofenkamp reported on various operational matters. He discussed the potential installation of additional fencing at Crestline Park and advised that he has requested a proposal for single-rail fencing consistent with existing improvements, intended to mitigate damage caused by bicycles and e-bikes skidding through the unfenced area. He further reported he had previously sought proposals for the removal of Russian Olive trees but did not recall the previously quoted cost. Discussion ensued regarding funding for removal of three (3) Russian Olive trees.

Following discussion, upon motion duly made by Director Anderson, seconded by Director Shecter, and upon vote unanimously carried, the Board approved the removal of three (3) Russian Olive trees, in an amount not to exceed \$5,000.

Mr. Bofenkamp then reported that the gate at the basketball court will be replaced by the end of the week with heavy-duty hinges. Director Schuldies inquired regarding the addition of a spring closer; Mr. Bofenkamp will obtain pricing from the contractor.

Director Stafford inquired about filling in the low areas around the basketball court to even out the grade. Mr. Bofenkamp indicated that importing a significant quantity of fill material will be required. He will obtain a proposal and report back to the Board.

Mr. Bofenkamp reported on pool signage, noting that existing signs are approximately 3' x 3' and that replacement signage should be of similar or larger

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size to avoid repainting exposed areas around the signs. Director Buemi inquired regarding updating the language on the signage. Director Stafford noted that the language was updated the prior year in coordination with Front Range Recreation Inc. Mr. Bofenkamp will coordinate the installation of the replacement signage, and Director Stafford will provide the updated District logo.

Mr. Bofenkamp reported that weed control has been performed in gravel areas adjacent to the pool and efforts will continue as needed. Mr. Bofenkamp noted that replacement signage near the dumpster and for the handicap designation at the pool will be ordered from FastSigns.

Director Anderson inquired regarding tree watering. Mr. Bofenkamp reported that trees are currently being watered twice weekly and noted that Aurora Water restrictions prohibit turf watering prior to April 1, 2026. Discussion ensued regarding hydrant meter usage and applicable City of Aurora restrictions.

### DIRECTOR ITEMS COMMENTS

**Director Buemi:** Director Buemi reported to the Board on potential pool chair replacements and noted he will tour other facilities, including Parkview, with Front Range Recreation representatives to evaluate options. He indicated that delivery of chairs will likely occur after the pool opens for the season.

**Director Schuldies:** Director Schuldies reported to the Board he is coordinating with the City of Centennial regarding a \$10,000 grant for improvements to the Arrowhead Park walkway and bench. He further noted that the Coyote Crossing stormwater area is under Homeowner's Association ("HOA") jurisdiction and will require a separate agreement with CoCal Landscape Inc.

**Director Stafford:** Director Stafford reported to the Board the HOA inquired whether the District would assume responsibility for Dumpster Day; however, it was confirmed the HOA will schedule the event for May 2, 2026. He further inquired regarding Sharks Swim Team agreement fees. Director Buemi noted that the fee structure (annual and per-swimmer) is consistent with past practice, and it was noted that increases have been minimal year over year and that many participants reside outside the District.

**Director Anderson:** Director Anderson noted an increased coordination between legal counsel and Public Alliance LLC in recent billing cycles. Mr. Beckman indicated that implementing a standard service agreement template will reduce legal costs.

**Director Schechter:** Director Schechter noted that the District should remain mindful of increased water costs associated with pool operations.

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**UNFINISHED**  
**BUSINESS**

**Reserve Study:** The Board entered into discussion regarding the Reserve Study proposals. Following discussion, the Board directed Public Alliance LLC to obtain a third proposal.

**Proposals for the Installation of Lights Around the Clubhouse:** The Board reviewed proposals from Oelo Lighting Solutions and Jelly Fish Lighting for the installation of soffit lighting at the clubhouse.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Stafford, the Board approved the proposal from Oelo Lighting Solutions, with Directors Schuldies, Stafford, and Anderson voting in favor and Directors Shecter and Buemi opposed.

**Proposals for Restroom Repair Work at the Clubhouse:** Director Buemi discussed with the Board the repairs needed in the clubhouse shower area.

Following discussion, upon motion duly made by Director Buemi, seconded by Director Shecter, and upon vote unanimously carried, the Board authorized an amount not to exceed \$23,000 for the restroom repair work including the shower area. It was noted Director Buemi will follow up with the contractors.

**Playground Equipment Repairs:** The Board entered into discussion regarding the playground equipment repairs.

Following discussion, upon motion duly made by Director Schuldies, seconded by Director Shecter, and upon vote unanimously carried, the Board approved the slide repair.

**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 Schuldies, seconded by Director Shecter, and upon vote unanimously carried, the Board approved the proposal from CoCal Landscape Inc. to redo xeriscape in front of clubhouse, in an amount not to exceed \$27,000.

**District's Maintenance:**

**Proposal from CoCal Landscape Inc. for Landscape Maintenance Services:** The Board reviewed a proposal from CoCal Landscape Inc. for Landscape Maintenance Services.

Following discussion, upon motion duly made by Director Buemi, seconded by Director Shecter, and upon vote unanimously carried, the Board approved the

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proposal from CoCal Landscape Inc. for Landscape Maintenance Services, in the amount of \$12,312.50 per month.

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### NEW BUSINESS

**Proposal from CoCal Landscape Inc. to Re-Mulch Playgrounds:** It was noted that Director Shecter will obtain an additional proposal for playground mulch replacement.

**Proposal from CoCal Landscape Inc. for Dog Station Installation and Weekly Service:** The Board reviewed a proposal from CoCal Landscape Inc. for dog station installation and weekly service.

Following discussion, upon motion duly made by Director Shecter, seconded by Director Anderson, and upon vote unanimously carried, the Board approved the proposal from CoCal Landscape Inc. for dog station installation and weekly service, in an amount not to exceed \$2,100 per month.

**Proposal from Microsoft Corporation to Create a Tracker App on the Microsoft Cloud:** The Board reviewed a proposal from Microsoft Corporation to create a Tracker app on the Microsoft cloud.

Following discussion, upon motion duly made by Director Shecter, seconded by Director Buemi, the Board approved the proposal, with Directors Shecter, Buemi, and Anderson voting in favor and Directors Schuldies and Stafford opposed, at an annual cost of \$594 and a monthly cost of \$49.50.

**Proposal from Star Playgrounds to Add Mulch to Playgrounds:** The Board discussed obtaining a proposal from Star Playgrounds. Director Shecter noted he has reviewed two proposals and will follow up with the contractor.

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### MANAGEMENT REPORTS

**Front Range Recreation Inc.:** Director Buemi reported that he has been in communication with representatives of Front Range Recreation Inc. and that staffing is being finalized. He noted the pool is anticipated to open in approximately sixty (60) days. It was further noted that the pool will require draining and lighting repairs prior to opening. Director Schuldies noted the need for a step at one of the diving boards.

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### OTHER BUSINESS

There was no other business.

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