

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE BELLEVIEW PLACE METROPOLITAN DISTRICT (THE "DISTRICT") HELD FEBRUARY 17, 2021

A special meeting of the Board of Directors of the Belleview Place Metropolitan District (referred to hereafter as the "Board") was convened on Wednesday, February 17, 2021, at 6:00 p.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by teleconference via Zoom. The meeting was open to the public via teleconference.

Directors in Attendance Were:

Eric Dome
Cynthia Myers
James Dickerson

Also, In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. ("SDMS")

Elisabeth A. Cortese, Esq. and Emily Murphy, Esq.; McGeady Becher P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

Brenda Owings; Century Communities

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Ms. Ripko noted a quorum was present and 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 Attorney Cortese that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors.

**ADMINISTRATIVE
MATTERS**

Agenda: Ms. Ripko reviewed with the Board a proposed Agenda for the District's Special Meeting.

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Following discussion, upon motion duly made by Director Myers, seconded by Director Dickerson and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

Meeting Location: 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.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dickerson and, upon vote, unanimously carried, the Board determined that due to concerns regarding the spread of COVID-19 and the benefit to the control of the spread of the virus by limiting in-person contact, the Board determined to conduct this meeting by teleconference and encouraged public participation via Zoom. The Board further noted that notice of the teleconference via Zoom was duly posted and that it had not received any objections to the format of the meeting or any requests that the meeting format be changed by taxpaying electors within the District's boundaries.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Myers, seconded by Director Dickerson and upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted on the District's website at: <https://bellevueplacemd.colorado.gov/> or if the website is unavailable for posting, notice shall be posted at the following physical location with the District's boundaries: on a light pole at the Southeast corner of East Bellevue Ave and East Bellevue Drive, Aurora Colorado 80015.

Director Absence: Following discussion, upon motion duly made by Director Myers, seconded by Director Dickerson and, upon vote, unanimously carried, the Board excused the absence of Director Mulqueen.

Minutes: The Board reviewed the Minutes of the October 21, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the Minutes of the October 21, 2020 Special Meeting.

Board Vacancy: Ms. Ripko discussed with the Board the vacancy on the Board of Directors. There are no known candidates at this time.

**PUBLIC
COMMENTS**

There were no public comments.

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FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims represented by check nos. 1060 - 1074, in the amount of \$41,401.03.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dickerson and, upon vote, unanimously carried, the Board ratified approval of the payment of claims represented by check nos. 1060 - 1074, in the amount of \$41,401.03.

The Board further reviewed outstanding invoices through February 14, 2021.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dickerson and, upon vote, unanimously carried, the Board ratified approval of the outstanding invoices through February 14, 2021, in the amount of \$9,782.83.

Unaudited Financial Statements: Ms. Wheeler discussed and reviewed with the Board the unaudited financial statements of the District for the period ending December 31, 2020.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District for the period ending December 31, 2020, subject to receipt of developer advance for general fund expenses.

2020 Audit: The Board reviewed the proposal from Wipfli LLP to perform the 2020 Audit.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the engagement of Wipfli LLP to perform the 2020 Audit, for an amount not to exceed \$5,000.

LEGAL MATTERS

Service Agreement for 2020/2021 Snow Removal Services between the District and Consolidated Divisions, Inc. d/b/a CDI Environmental Contractor: The Board entered into discussion regarding a Service Agreement for 2020/2021 Snow Removal Services between the District and Consolidated Divisions, Inc. d/b/a CDI Environmental Contractor.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement for 2020/2021 Snow Removal Services between the District and Consolidated Divisions, Inc. d/b/a CDI Environmental Contractor.

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Engagement of Moeller Graf, P.C. for Covenant Enforcement/Fee Collection Legal Services: The Board entered into discussion regarding the engagement of Moeller Graf, P.C. for covenant enforcement/fee collection legal services.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board ratified approval of the engagement of Moeller Graf, P.C. for covenant enforcement/fee collection legal services.

Service Agreement for Landscape Maintenance Services: Ms. Ripko discussed with the Board the status of requested proposals for landscape maintenance services.

Resolution Regarding Parking Rules and Regulations: The Board entered into discussion regarding a Resolution Regarding Parking Rules and Regulations.

Following discussion, upon motion duly made by Director Dome, seconded by Director Dickerson and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-02-01; Regarding Parking Rules and Regulations.

Second Amendment to Facilities Acquisition Agreement between the District and Century at Belleview Place, LLC: The Board entered into discussion regarding a Second Amendment to Facilities Acquisition Agreement between the District and Century at Belleview Place, LLC.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the Second Amendment to Facilities Acquisition Agreement between the District and Century at Belleview Place, LLC.

COVENANT ENFORCEMENT/ DESIGN REVIEW

Community Manager's Report: Ms. Ripko reviewed with the Board the Community Manager's Report.

Operations and Maintenance Map: Ms. Ripko is working on an operations and maintenance map and will have a draft at the next Board meeting.

CONSTRUCTION MATTERS

2020 Development/Construction Outlook: Director Dickerson presented to the Board an update on the 2021 development / construction outlook. It was noted the last building is expected to close by June 2021.

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OTHER BUSINESS

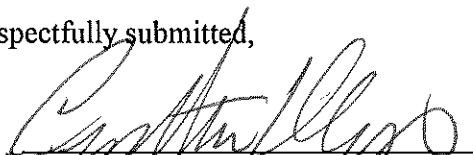
Attorney Cortese introduced Attorney Murphy to the Board.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By


Secretary for the Meeting