

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE BELLEVIEW PLACE METROPOLITAN DISTRICT (THE “DISTRICT”) HELD MAY 19, 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, May 19, 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

Following discussion, upon motion duly made by Director Dome, seconded by Director Dickerson and, upon vote, unanimously carried, the absence of Director Brian Mulqueen was excused.

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

Jeff and Donna Goldberg and Kathy McGuire; Residents

**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

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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.

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

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 Dome, 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.

Minutes: The Board reviewed the Minutes of the February 17, 2021 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 February 17, 2021 Special Meeting.

Annual 2021 Special District Association ("SDA") Conference: Ms. Ripko discussed with the Board the Annual 2021 SDA Conference on September 14, 15, and 16, 2021 with registration beginning July 1, 2021.

PUBLIC COMMENTS

Mr. Goldberg reported that certain landscaping looked dead, that there had been some debris in the park and an unauthorized tent. He inquired as to whom should be notified if these incidents occur. Mr. Ripko provided her contact information.

Ms. McGuire inquired about the warranties for certain improvements. Director Myers explained that Century Communities will conduct a walk-thru in June to determine which items need to be repaired prior to conveyance to the District.

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FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims for the period ending May 19, 2021, in the amount of \$64,605.18.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board ratified approval of the payment of claims ending May 19, 2021, in the amount of \$64,605.18.

The Board further reviewed outstanding invoices through April 30, 2021.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the outstanding invoices through April 30, 2021, in the amount of \$20,874.36.

Unaudited Financial Statements: Ms. Wheeler discussed and reviewed with the Board the unaudited financial statements of the District for the period ending March 31, 2021.

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 March 31, 2021.

2020 Audit: Ms. Wheeler reviewed the 2020 Audit with the Board.

Following review and discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the 2020 Audit, subject to final legal and Board review, a clean opinion from the auditor, and authorized the execution of the Audit Representations Letter.

2022 Budget Hearing: The Board discussed setting the date for a Public Hearing to adopt the 2022 Budget for October 20, 2021, at 6:00 P.M.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board set the date for the Public Hearing to adopt the 2022 Budget for October 20, 2021, at 6:00 P.M., to be held at Parkside Village Retirement Resort, 14501 E. Crestline Dr., Aurora, CO 80015 or virtually pending COVID-19 restrictions.

LEGAL MATTERS

Conveyance of Landscape Tract: The Board discussed the status of the conveyance of the landscape tracts to the District. It was noted that Century Communities has a landscape walk-thru scheduled in June, and it is anticipated that the punch-list will be completed in mid-July.

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Service Agreement for Landscape Maintenance Services: Ms. Ripko informed the Board that she is obtaining proposals from Consolidated Divisions Inc. and Metco Landscape, LLC for landscape maintenance services, as the District's obligation to maintain the landscaping will commence upon the District's acquisition of the landscaping tracts.

First Amendment to Resolution No. 2018-09-08 Regarding Colorado Open Records Act Requests: The Board reviewed the First Amendment to Resolution No. 2018-09-08 Regarding Colorado Open Records Act Requests.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the First Amendment to Resolution No. 2018-09-08 Regarding Colorado Open Records Act Requests.

Towing Services: The Board reviewed the Service Agreement for Towing Services between the District and Towing Operations, LLC d/b/a Wyatt's Towing.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the Service Agreement for Towing Services between the District and Towing Operations, LLC d/b/a Wyatt's Towing.

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 reviewed with the Board the operations and maintenance map.

CONSTRUCTION MATTERS

2020 Development/Construction Outlook: Director Dickerson presented to the Board an update on the 2021 development / construction outlook. He noted that build-out is anticipated by July/August 2021.

OTHER BUSINESS


There was no other business to discuss.

ADJOURNMENT

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

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Respectfully submitted,

By  _____
Secretary for the Meeting

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09 / 16 / 2022

12:06:59 UTC-6

Viewed by Peggy Ripko (pripko@sdmsi.com)
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SIGNED

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The document has been completed.