

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE BELLEVIEW PLACE METROPOLITAN DISTRICT (THE “DISTRICT”) HELD AUGUST 18, 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, August 18, 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
Brian Mulqueen
Cynthia Myers

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; District 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 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.

RECORD OF PROCEEDINGS

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 Myers, seconded by Director Dome 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 Dome 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.

Resignation of Director: The resignation of James Dickerson was acknowledged, effective as of August 18, 2021.

Minutes: The Board reviewed the Minutes of the May 19, 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 May 19, 2021 Special Meeting.

PUBLIC COMMENTS

The Board discussed a resident in the District operating a business out of their home. Ms. Ripko explained that residents are allowed to operate businesses out of their homes if such operations do not interfere with others in the community. Ms. Ripko will work with Covenant Counsel on the matter.

Mr. Goldberg inquired about the transition of the Board to residents given that Century Communities is nearly complete in the community. Mr. Ripko and Attorney Cortese explained that there are currently two vacancies on the Board and that residents can run for positions at the May 3, 2022 election.

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims for the period beginning June 1, 2021 through July 31, 2021, in the amount of \$33,190.68.

RECORD OF PROCEEDINGS

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, as presented.

Unaudited Financial Statements: Ms. Wheeler discussed and reviewed with the Board the unaudited financial statements of the District for the period ending June 30, 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 June 30, 2021.

LEGAL MATTERS

Conveyance of Landscape Tract: The Board discussed the status of the conveyance of the landscape tracts to the District.

COVENANT ENFORCEMENT/ DESIGN REVIEW

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

Parking Rules and Regulations: No action taken.

Homeowner Appeal and Tow Record Invoice: Ms. Ripko reviewed with the Board a homeowner appeal and tow record invoice. It was noted that Century Communities agreed to reimburse the homeowner for the towing expense and will coordinate the same with the homeowner.

OPERATION MATTERS

Landscape Maintenance Services: The Board reviewed the proposal for landscape maintenance from Consolidated Divisions Inc. ("CDI"). The Board directed Ms. Ripko to obtain additional proposals. No action was taken.

Proposal for Snow Removal Services: The Board reviewed the proposal from CDI for snow removal services.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board approved a Service Agreement for Snow Removal Services with CDI.

CONSTRUCTION MATTERS

2020 Development/Construction Outlook: Director Mulqueen noted that it is anticipated all units will be sold / closed by the end of August.

RECORD OF PROCEEDINGS

OTHER BUSINESS

There was no other business to discuss.

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