

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE BELLEVIEW PLACE METROPOLITAN DISTRICT (THE "DISTRICT") HELD AUGUST 19, 2020

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 19, 2020, 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
James Dickerson

Following discussion, upon motion duly made by Director Myers seconded by Director Dome and, upon vote, unanimously carried, the absence of Mick Schuhmacher was excused.

Also, In Attendance Were:

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

Elisabeth A. Cortese, Esq.; McGeady Becher P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

Brenda Owings, Century Communities

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Cortese 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 Directors Dome, Mulqueen, and Myers.

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 Agenda was approved, as presented.

Approval of 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.

Minutes: The Board reviewed the Minutes of the May 27, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Myers, seconded by Director Mulqueen and, upon vote, unanimously carried, the Minutes of the May 27, 2020 Special Meeting were approved.

Annual 2020 SDA Conference: Ms. Ripko informed the Board that the SDA Conference would be held virtually this year.

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims represented by check nos. 1048 – 1050, in the amount of \$9,876.40.

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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 represented by check nos. 1048 – 1050, in the amount of \$9,876.40.

Claims: The Board considered ratifying the approval of the payment of claims represented by check nos. 1051 – 1054, in the amount of \$11,283.93.

Following discussion, upon motion duly made by Director Myers, seconded by Director Mulqueen and, upon vote, unanimously carried, the Board ratified approval of the payment of claims represented by check nos. 1051 – 1054, in the amount of \$11,283.93.

Unaudited Financial Statements: Ms. Wheeler discussed and reviewed with the Board the unaudited financial statements of the District for the period ending June 30, 2020.

Following discussion, upon motion duly made by Director Myers, seconded by Director Mulqueen and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District for the period ending June 30, 2020.

Cost Certification of Reimbursable Costs: Attorney Cortese noted that costs were sent to Schedio Group LLC and their report should be completed by the end of August.

LEGAL MATTERS

First Amendment to Facilities Acquisition Agreement between the District and Century at Belleview Place, LLC: The Board discussed the First 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 Mulqueen and, upon vote, unanimously carried, the Board approved the First Amendment to Facilities Acquisition Agreement between the District and Century at Belleview Place, LLC.

Bond Issuance: Attorney Cortese discussed with the Board the status of the Bond Issuance. She noted that a special meeting will need to be scheduled prior to September 15, 2020 to consider adoption of the related Bond documents.

Engagement of External Financial Advisor: The Board discussed the engagement of an External Financial Advisor.

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Following review of proposals for services, upon motion duly made by Director Myers, seconded by Director Mulqueen and, upon vote, unanimously carried, the Board approved the engagement of Lewis, Young, Robertson, & Burningham, Inc. as the External Financial Advisor.

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 discussed with the Board the status of the Operations and Maintenance Map.

CONSTRUCTION MATTERS

2020 Development/Construction Outlook: Director Mulqueen provided a development update to the Board.

OTHER BUSINESS

There was no other business for discussion by the Board at this time.

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