

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE BELLEVIEW PLACE METROPOLITAN DISTRICT (THE "DISTRICT") HELD OCTOBER 20, 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, October 20, 2021, at 6:00 p.m. 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")

Emily Murphy, Esq.; McGeady Becher P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

Jeff and Donna Goldberg; 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 Murphy 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 Myers, seconded by Director Mulqueen and, upon vote, unanimously carried, the Board approved the

RECORD OF PROCEEDINGS

Agenda, as presented.

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 Mulqueen and, upon vote, unanimously carried, 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 August 18, 2021 Special Meeting.

Following discussion, upon motion duly made by Director Myers, seconded by Director Mulqueen and, upon vote, unanimously carried, the Minutes of the August 18, 2021 Special Meeting were approved.

Resolution No. 2021-10-01; Resolution Establishing 2022 Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices: The Board discussed the business to be conducted in 2022.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-10-01; Establishing 2022 Regular Meeting Dates, Time, and Location and Designating Location for Posting of 24-Hour Notices. The Board determined to schedule 2022 meetings on February 23, May 18, August 17, and October 19, 2022 at 6:00 P.M. via Zoom.

§32-1-809, C.R.S. Reporting Requirements (Transparency Notice) and Mode of Eligible Elector Notification for 2022: The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2022.

Following discussion, the Board directed staff to post the Transparency Notice on the Special District Association Website and the District Website.

Vacancies on the Board: The Board discussed the vacancies on the Board. No action was taken.

**PUBLIC
COMMENTS**

Mrs. Goldberg asked about a bench in disrepair. Ms. Ripko stated she would follow up regarding the status of the repair.

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Claims: The Board reviewed the payment of claims represented for the period beginning on August 1, 2021 through October 20, 2021, in the amount of \$33,271.21.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board ratified approval of payment of claims for the period beginning on August 1, 2021 through October 20, 2021, in the amount of \$33,271.21.

Unaudited Financial Statements: The Board reviewed and accepted the unaudited financial statements through the period ending September 30, 2021.

Following review, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending September 30, 2021.

Engagement of Wipfli LLP for Preparation of 2021 Audit: The Board considered the engagement of Wipfli LLP for the preparation of the 2021 Audit.

Following discussion, upon motion duly made by Director Myers, seconded by Director Mulqueen and, upon vote, unanimously carried, the Board approved the engagement of Wipfli LLP for the preparation of the 2021 Audit in an amount not to exceed \$5,000.00.

2021 Budget Amendment Hearing: The President opened the public hearing to consider an amendment to the 2021 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider an amendment to the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Following review and discussion, upon motion duly made by Director Myers, seconded by Director Mulqueen and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-10-02 to Amend the 2021 Budget. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

2022 Budget Hearing: The President opened the public hearing to consider the proposed 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2022 Budget and the date, time and place of the public hearing was made in a

RECORD OF PROCEEDINGS

newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was continued to November 4, 2021 at 5:00 p.m.

Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan: The Board deferred discussion.

DLG-70 Mill Levy Certification Form: The Board deferred discussion.

2023 Budget Preparation: The Board deferred discussion.

LEGAL MATTERS

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

Resolution Calling May 3, 2022 Election for Directors: The Board discussed the May 3, 2022 Election for Directors.

Following discussion, upon motion duly made by Director Myers, seconded by Director Mulqueen and, upon vote, unanimously carried, the Board adopted the Resolution Calling May 3, 2022 Election for Directors, appointing Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

COVENANT ENFORCEMENT/ DESIGN REVIEW

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

Parking Rules and Regulations and Enforcement: The Board discussed parking rules, regulation and enforcement matters.

Following discussion, upon motion duly made by Director Mulqueen, seconded by Director Dome and, upon vote, unanimously carried, the Board appointed Director Myers to the parking committee.

CONSTRUCTION MATTERS

2021 Development/Construction Outlook: The Board discussed the development and construction outlook.

OPERATION MATTERS

Landscape Maintenance Services: Ms. Ripko reviewed the summary of proposals for landscape maintenance services with the Board. Following discussion, the Board directed Ms. Ripko to obtain additional proposals.

RECORD OF PROCEEDINGS


OTHER BUSINESS

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

ADJOURNMENT

Following discussion, upon motion duly made by Director Myers, seconded by Director Mulqueen and, upon vote, unanimously carried, the Board continued the meeting to November 4, 2021 at 5:00 p.m.

Respectfully submitted,

By  _____
Secretary for the Meeting