

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE BELLEVIEW PLACE METROPOLITAN DISTRICT (THE “DISTRICT”) HELD NOVEMBER 29, 2021

A special meeting of the Board of Directors of the Belleview Place Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, November 29, 2021, at 10:00 a.m. This District Board meeting was held by teleconference via Zoom. The meeting was open to the public via teleconference.

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**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.

Sarah Williams; Century Communities

Jeff and Donna Goldberg; Residents

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**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.

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**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 Dome, seconded by Director Mulqueen 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 Dome, 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.

**Resolution No. 2021-11-01; 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 Dome, seconded by Director Mulqueen and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-11-01; Establishing 2022 Regular Meeting Dates, Time, and Location and Designating Location for Posting of 24-Hour Notices, and rescinded adoption of Resolution No. 2021-10-01; Establishing 2022 Regular Meeting Dates, Time, and Location and Designating Location for Posting of 24-Hour Notices as adopted on October 20, 2021. The Board determined to schedule 2022 meetings on May 18, and October 19, 2022 at 6:00 P.M. via Zoom.

### **PUBLIC COMMENTS**

There were no public comments.

### **FINANCIAL MATTERS**

**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 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.

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Following discussion, the Board considered the adoption of Resolution No. 2021-11-02; Resolution to Adopt the 2022 Budget and Appropriate Sums of Money, and Resolution No. 2021-11-03; Resolution to Set Mill Levies (General Fund at 55.000 mills, the Debt Service Fund at 55.664 mills, and ARI mill levy of 1.113 mills for a total mill levy of 111.777 mills). Upon motion duly made by Director Myers, seconded by Director Mulqueen and, upon vote, unanimously carried, the Board adopted the Resolution No. 2021-11-02 and Resolution No. 2021-11-03 and authorized execution of the Certification of Budget. The District Accountant was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Arapahoe County no later than December 15, 2021. The District Manger was authorized to transmit the Certification of Budget to the Division of Local Government no later than January 30, 2022. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

**Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan:** The Board reviewed Resolution No. 2021-11-04; Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

Following discussion, upon motion duly made by Director Myers, seconded by Director Mulqueen and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-11-04; Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan. A copy of the adopted Resolution is attached to these Minutes and incorporated herein by this reference.

**DLG-70 Mill Levy Certification Form:** The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

**Appointment of District Accountant to Prepare the 2023 Budget:** The Board discussed the appointment of the District Accountant to prepare the 2023 Budget.

Following discussion, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2023 Budget.

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### **LEGAL MATTERS**

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

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**COVENANT  
ENFORCEMENT/  
DESIGN REVIEW**

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

**Landscape Maintenance Services Agreement:** The Board reviewed the proposals for landscape maintenance services and discussed the approval of a Service Agreement for the services.

Following discussion and review, upon motion duly made by Director Myers, seconded by Director Dome and, upon vote, unanimously carried, the Board approved a Service Agreement for the landscape maintenance services with Consolidated Divisions Inc. d/b/a CDI Environmental Contractor subject to those revisions discussed at the meeting.

**Landscape Maintenance Services Agreement:** The Board determined this matter was not necessary  
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**OTHER BUSINESS**

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