

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BELLEVIEW PLACE METROPOLITAN DISTRICT
(THE “DISTRICT”)
HELD
OCTOBER 14, 2024**

A special meeting of the Board of Directors of the Belleview Place Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, October 14, 2024, at 6:00 p.m. This District Board meeting was held via Zoom. The meeting was open to the public via Zoom.

Directors in Attendance Were:

Rustam Rakhimov, President
Gabrielle York, Assistant Secretary
Alexander Rosenthal, Treasurer
Cynthia Myers, Assistant Secretary

Also, In Attendance Were:

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

Elisabeth A. Cortese, Esq. and Emily Murphy, Esq.; McGeady Becher Cortese Williams P.C.

Diane Wheeler and Daisey Garcia; Simmons & Wheeler, P.C.

Donna and Jeff 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. Attorney Cortese noted that disclosures of potential conflicts of interest were filed with the Secretary of State for Director Myers, and that disclosures were not filed for Directors Rakhimov, York and Rosenthal given they are residents of the District. No additional conflicts were disclosed at the meeting.

**ADMINISTRATIVE
MATTERS**

Agenda: Ms. Ripko reviewed with the Board a proposed Agenda for the District's Special Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion, duly made by Director Rakhimov, seconded by Director Rosenthal and, upon vote unanimously carried, the Agenda was approved, 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 Rakhimov, seconded by Director Rosenthal 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 of August 14, 2024 and September 16, 2024 Special Meetings: The Board reviewed the Minutes from the August 14, 2024 and September 16, 2024 Special Meetings.

Following discussion, upon motion, duly made by Director Rakhimov, seconded by Director Rosenthal and, upon vote unanimously carried, the Board approved the Minutes from the August 14, 2024 and September 16, 2024 Special Meetings.

Board Vacancy: The Board discussed the vacancy on the Board of Directors. It was noted that there were no interested eligible electors at this time.

Appointment of Officers: Deferred.

Resolution No. 2024-10-01 Establishing 2025 Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices: The Board discussed the business to be conducted in 2025.

Following discussion, upon motion, duly made by Director Rakhimov, seconded by Director Rosenthal and, upon vote unanimously carried, the Board adopted Resolution No. 2024-10-01 Establishing 2025 Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices and determined to hold 2025 regular meetings on February 20th, May 15th, August 21st, and October 16th at 6:00 p.m. via Zoom.

2025 Transparency Notice: Ms. Ripko discussed the special district transparency requirements of Section 32-1-809, C.R.S. with the Board. Following discussion, the Board directed the District Manager to post the special district transparency notice

RECORD OF PROCEEDINGS

on the District Website and the Special District Association (“SDA”) website.

District Insurance: The Board discussed the renewal of District’s insurance and SDA membership for 2025.

Following discussion, upon motion, duly made by Director Rakhimov, seconded by Director Rosenthal and, upon vote unanimously carried, the Board authorized the renewal of the District’s insurance and SDA membership for 2025.

Website Accessibility: Ms. Ripko discussed website accessibility matters with the Board.

PUBLIC COMMENTS

None.

FINANCIAL MATTERS

Claims: The Board reviewed the payment of claims for the District.

Following discussion, upon motion,, duly made by Director Myers, seconded by Director Rosenthal and, upon vote unanimously carried, the Board ratified approval of the payment of claims in the amount of \$27,575.15.

Unaudited Financial Statements: None.

Public Hearing on Amendment to 2024 Budget: The President opened the public hearing to consider an amendment to the 2024 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2024 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 the 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 Rosenthal and, upon vote unanimously carried, the Board adopted Resolution No. 2024-10-02 to Amend the 2024 Budget.

Public Hearing on 2025 Budget: The President opened the public hearing to consider the proposed 2025 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2025 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 closed.

The Board reviewed the estimated 2024 expenditures and the proposed 2025 expenditures.

Upon motion, duly made by Director Myers, seconded by Director Rosenthal and, upon vote unanimously carried, the Board approved the 2025 Budget, as discussed, and considered adoption of Resolution No. 2024-10-03 to Adopt the 2025 Budget and Appropriate Sums of Money and Resolution No. 2024-10-04 to Set Mill Levies (64.712 mills in the General Fund, 1.308 mills for the ARI Mill Levy, 65.493 mills in the Debt Service Fund, for a total mill levy of 131.513 mills). Following discussion, upon vote unanimously carried, the Board adopted the Resolutions and authorized execution of the Certification of Budget. Legal Counsel was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Arapahoe County no later than December 15, 2025. The District Manager was authorized to transmit the Certification of Budget to the Division of Local Government no later than January 31, 2025.

DLG-70 Mill Levy Certification Form: The Board discussed the DLG-70 Mill Levy Certification form.

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

Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan: The Board reviewed Resolution No. 2024-10-05 Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

Following review and discussion, upon motion, duly made by Director Myers, seconded by Director Rosenthal and, upon vote unanimously carried, the Board adopted Resolution No. 2024-10-05 Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

Preparation of 2026 Budget: The Board discussed the preparation of the 2026 Budget.

RECORD OF PROCEEDINGS

Following discussion, upon motion, duly made by Director Myers, seconded by Director Rosenthal and, upon vote unanimously carried, the Board appointed the District Accountant to prepare the District's 2026 Budget.

2024 Audit: The Board discussed the engagement of Wipfli LLP to prepare the 2024 Audit.

Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director Myers and, upon vote unanimously carried, the Board approved engagement of Wipfli LLP for preparation of the 2024 Audit in an amount not to exceed \$6,700.

OPERATION MATTERS

Proposal from Water Extraction Team, LLC d/b/a Property Solutions Team: The Board reviewed the proposal from Water Extraction Team, LLC d/b/a Property Solutions Team for re-striping services.

Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director York and, upon vote unanimously carried, the Board approved the proposal from Water Extraction Team, LLC d/b/a Property Solutions Team for re-striping services.

Service Agreement for Re-Striping Services between the District and Water Extraction Team, LLC d/b/a Property Solutions Team: The Board reviewed the Service Agreement for Re-Striping Services between the District and Water Extraction Team, LLC d/b/a Property Solutions Team.

Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director York and, upon vote unanimously carried, the Board ratified approval of Service Agreement for Re-Striping Services between the District and Water Extraction Team, LLC d/b/a Property Solutions Team.

Top Dressing Mulch in Playground: The Board discussed the top dressing mulch in the playground and reviewed a proposal from Consolidated Divisions Inc. d/b/a CDI Environmental Contractor ("CDI").

Following discussion, the Board approved the proposal and authorized Legal Counsel to prepare a Task Order under the Master Service Agreement for Landscaping Services between the District and CDI.

Snow Removal: Following discussion, the Board approved a Change Order to the Service Agreement for Snow Removal Service between the District and CDI for 2024/2025 snow removal services.

RECORD OF PROCEEDINGS

LEGAL MATTERS **May 6, 2025 Regular Directors' Election**: The Board discussed the May 6, 2025 Regular Directors' Election and considered the adoption of Resolution No. 2024-10-06; Resolution Calling a Regular Election for Directors on May 6, 2025, appointing the Designated Election Official ("DEO"), and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.


Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director York and, upon vote unanimously carried, the Board adopted Resolution No. 2024-10-06; Resolution Calling a Regular Election for Directors on May 6, 2025.

EXECUTIVE SESSION: None.

OTHER MATTERS None.

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

Respectfully submitted,

By: 
Secretary for the Meeting