

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BELLEVIEW PLACE METROPOLITAN DISTRICT
(THE “DISTRICT”)
HELD
OCTOBER 16, 2025**

A regular meeting of the Board of Directors of the Belleview Place Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, October 16, 2025, 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
Alexander Rosenthal, Treasurer
Danette Jones, Assistant Secretary

Also, In Attendance Were:

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

Diane Wheeler; Simmons & Wheeler, P.C.

Donna and Jeff Goldberg, Homeowners

**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. Ms. Ripko noted that disclosures were not filed for Directors Rakhimov, Jones and Rosenthal because they are residents of the District. No additional conflicts were disclosed at the meeting.

Ms. Ripko noted that the agenda was posted on the District’s webpage at least 24 hours prior to the meeting.

**ADMINISTRATIVE
MATTERS**

Agenda/Director Absence: Ms. Ripko reviewed with the Board the proposed Agenda for the District's Regular Meeting.

Following discussion, upon motion, duly made by Director Rakhimov, seconded by Director Rosenthal and, upon vote unanimously carried, the Agenda was approved.

RECORD OF PROCEEDINGS

Minutes of the August 21, 2025 Regular Meeting: The Board reviewed the Minutes from the August 21, 2025 Regular meeting.

Following discussion, upon motion, duly made by Director Rakimov, seconded by Director Rosenthal and, upon vote unanimously carried, the Board approved the Minutes from the August 21, 2025 Regular Meeting.

PUBLIC COMMENTS

None.

FINANCIAL MATTERS

Claims: The Board reviewed the payment of claims.

Following discussion, upon motion, duly made by Director Rakhimov, seconded by Director Rosenthal, and upon vote unanimously carried, the Board ratified approval of the payment of claims.

Unaudited Financial Statements: There were no financial statements presented.

Public Hearing on Amendment to 2025 Budget: The President opened the public hearing to consider an amendment to the 2025 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2025 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 discussion, it was determined that a 2025 Amendment was not needed.

Public Hearing on 2026 Budget: The President opened the public hearing to consider the proposed 2026 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2026 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.

The Board reviewed the estimated 2025 expenditures and the proposed 2026 expenditures.

RECORD OF PROCEEDINGS

Upon motion, duly made by Director Rosenthal, seconded by Director Rakhimov and, upon vote unanimously carried, the Board approved the 2026 Budget, as discussed, and considered adoption of Resolution No. 2025-10-03 to Adopt the 2026 Budget and Appropriate Sums of Money and Resolution No. 2025-10-04 to Set Mill Levies (72.385 mills in the General Fund, 1.266 mills for the ARI Mill Levy, 63.348 mills in the Debt Service Fund, for a total mill levy of 136.999 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, 2026.

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

Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director Rakhimov 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.

Preparation of 2027 Budget: The Board discussed the preparation of the 2027 Budget.

Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director Rakhimov and, upon vote unanimously carried, the Board appointed the District Accountant to prepare the District's 2027 Budget.

**OPERATION
MATTERS**

None.

LEGAL MATTERS

None.

OTHER MATTERS

Board Questions: None.

Special Board and Statutory Annual Meeting: The Board discussed scheduling a Special Board Meeting and a Statutory Annual Meeting.

RECORD OF PROCEEDINGS

The Board acknowledged the new rate structure from Special District Management Services, Inc.

ADJOURNMENT

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

Respectfully submitted,

By:  _____
Secretary for the Meeting