

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BELLEVIEW PLACE METROPOLITAN DISTRICT  
(THE “DISTRICT”)  
HELD  
DECEMBER 10, 2025**

A special meeting of the Board of Directors of the Belleview Place Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, December 10, 2025, at 6:00 p.m. This District Board meeting was held via Zoom. The meeting was open to the public via Zoom.

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**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”)

Jeffrey Erb; Erb Law, LLC

Diane Wheeler; Simmons & Wheeler, P.C.

Donna and Jeff Goldberg, Homeowners

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**CALL TO ORDER  
AND DISCLOSURE  
OF  
POTENTIAL  
CONFLICTS OF  
INTEREST**

The meeting was called to order at 6:03 p.m. 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.

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**ADMINISTRATIVE  
MATTERS**

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

## RECORD OF PROCEEDINGS

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Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director Rakhimov and, upon vote unanimously carried, the Agenda was approved, as amended to add a snow removal discussion.

**2026 Administrative Resolution:** The Board reviewed the 2026 Annual Administrative Resolution.

The Board determined to schedule Regular Meetings on February 19, May 14, August 20 and October 15, 2026 at 6:00 p.m. via teleconference.

Following discussion, upon motion, duly made by Director Rakhimov, seconded by Director Rosenthal and, upon vote, unanimously carried, the Board adopted the 2026 Annual Administrative Resolution, as amended.

**§32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification for 2025:** The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2026. The Board directed staff to post the required Transparency Notice on the SDA website and District website.

**Renewal of District's Insurance and Special District Association (SDA) Membership for 2026:** The Board discussed the renewal of District's insurance and Special District Association (SDA) membership for 2026.

Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director Rakhimov and, upon vote, unanimously carried, the Board approved the renewal of District's insurance and Special District Association (SDA) membership for 2026.

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**PUBLIC  
COMMENTS**

Public comments was made regarding towing in the community, use of property for purposes other than residents, and other enforcement questions.

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**FINANCIAL  
MATTERS**

**Claims:** The Board reviewed the claims presented for payment.

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

## RECORD OF PROCEEDINGS

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### OPERATION MATTERS

**Proposal from Orten Cavanagh Holmes & Hunt, LLC:** The Board reviewed the Proposal from Orten Cavanagh Holmes & Hunt, LLC for Collection and Covenant Enforcement Services. No action was taken at this time.

**2026 Landscape Maintenance Contract from Powder Country Property Services:** The Board reviewed the 2026 Landscape Maintenance Contract from Powder Country Property Services.

Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director Jones, and upon vote unanimously carried, the Board approved the 2026 Landscape Maintenance Contract from Powder Country Property Services.

**2026 Snow Removal Proposal from Powder Country Property Services:** The Board reviewed the 2026 Snow Removal Proposal from Powder Country Property Services. No action was taken at this time.

**Proposal from Nature's Workforce for 2025-2026 Snow Removal:** The Board reviewed the Proposal from Nature's Workforce for 2025-2026 Snow Removal.

Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director Rakhimov, and upon vote unanimously carried, the Board ratified approval of the Proposal from Nature's Workforce for 2025-2026 Snow Removal.

**Agreement for Services from Villalobos Towing LLC for 2025 Towing Services:** The Board reviewed the Agreement for Services from Villalobos Towing LLC for 2025 Towing Services.

Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director Rakhimov, and upon vote, unanimously carried, the Board approved the Agreement for Services from Villalobos Towing LLC for 2025 Towing Services.

**Landscape Maintenance Agreement from Keesen Landscape:** The Board reviewed the Landscape Maintenance Agreement from Keesen Landscape. No action was taken at this time.

**Landscape Proposal from Neighborhood Lawn Care:** The Board reviewed the Landscape Proposal from Neighborhood Lawn Care. No action was taken at this time.

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### LEGAL MATTERS

**Resolution to Adopt the 2026 Budget, Appropriate Sums of Money, and Set Mill Levies:** The Board reviewed the Resolution to Adopt the 2026 Budget, Appropriate

## RECORD OF PROCEEDINGS

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Sums of Money, and Set Mill Levies. The Board noted that the public hearing on the 2026 budget was held at the October 16, 2025 District Board meeting.

Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director Rakhimov, and upon vote unanimously carried, the Board adopted the Resolution to Adopt the 2026 Budget, Appropriate Sums of Money, and Set Mill Levies.

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### **OTHER MATTERS**

**Playground Options:** The Board discussed the playground options and if it is required in the community.

**Snow Removal:** The Board discussed changing the snow removal trigger to 2 and 4 inches.

Following discussion, upon motion, duly made by Director Rosenthal, seconded by Director Rakhimov, and upon vote unanimously carried, the Board approved changing the snow removal trigger to 2 and 4 inches.

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### **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 at 7:11 p.m.

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Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting