

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE BELLEVIEW PLACE METROPOLITAN DISTRICT (THE “DISTRICT”) HELD AUGUST 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 Wednesday, August 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:

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

Donna and Jeff Goldberg, Rustam Rakhimov, Alex Rosenthal, Gabby York, George McDonough, Regan Rue, Shadee Ardan, Mohammed, Betty Yahn and Jen Oisser; 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 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 and seconded by Director Myers and, upon vote, unanimously carried, the Agenda was approved, as amended.

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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 and seconded by Director Myers 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.

24-Hour Posting Location: Following discussion, upon motion duly made and seconded by Director Myers and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24-hours prior to each meeting on the District's website (<https://bellevueplacemd.colorado.gov>), or, if the website is unavailable, on a light pole at the southeast corner of East Bellevue Avenue and East Bellevue Drive, Aurora, Colorado.

Minutes of November 21, 2023 Special Meeting and Statutory Annual Meeting: The Board reviewed the Minutes of the Special Meeting and the Statutory Annual Meeting Minutes. Following discussion, upon motion duly made and seconded by Director Myers and, upon vote, unanimously carried, the Board approved the November 21, 2023 Special Meeting Minutes and the November 21, 2023 Statutory Annual Meeting Minutes.

Board Vacancies and Appointments: The Board discussed the vacancies on the Board and considered appointing eligible electors, Rustam Rakhimov, Alexander Rosenthal and Gabrielle York to the Board of Directors. Following discussion, upon motion duly made and seconded by Director Myers and, upon vote, unanimously carried, the Board appointed Rustam Rakhimov, Alexander Rosenthal and Gabrielle York to fill the vacancies on the Board. The Oaths of Office was administered.

Appointment of Officers: The Board deferred appointment of Officers at this time.

PUBLIC COMMENTS

There were various public comments about the landscaping within the community. There were also questions and discussion regarding the District's outstanding bonds.

FINANCIAL MATTERS

Claims: The Board reviewed prior claims in the amount of \$104,233.74 and current claims in the amount of \$2,260.96.

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Following discussion, upon motion duly made and seconded by Director Myers and, upon vote, unanimously carried, the Board ratified approval of prior claims in the amount of \$104,233.74 and current claims in the amount of \$2,260.96.

Unaudited Financial Statements: The Board reviewed the unaudited financial statements through the period ending June 30, 2024. Following discussion, upon motion duly made and seconded by Director Myers and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending June 30, 2024.

Public Hearing on Amendment to 2023 Budget: The President opened the public hearing to consider an amendment to the 2023 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2023 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, upon motion duly made and seconded by Director Myers and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-08-01 to Amend the 2023 Budget.

2023 Audit: The Board reviewed the 2023 Audit.

Following discussion, upon motion duly made and seconded by Director Myers and, upon vote, unanimously carried, the Board approved the 2023 Audit, subject to final comments and receipt of a clean opinion letter, and authorized execution of the Representations Letter.

LEGAL MATTERS

There were no legal matters at this time.

COVENANT ENFORCEMENT/ DESIGN REVIEW

Covenant Enforcement: Ms. Ripko provided an update on covenant enforcement matters.

Cars in No Parking Zones: Ms. Ripko discussed the issues with cars parking in “No Parking” zones and fire lanes. Ms. Ripko noted that she is researching potential solutions.

Rainbird Damage: Ms. Ripko discussed the damage to the rainbird irrigation panel.

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OPERATION MATTERS

Task Order No. 5 to Master Service Agreement for Landscaping Services between the District and Consolidated Divisions Inc. d/b/a CDI Environmental Contractor: Following review and discussion, upon motion duly made and seconded by Director Myers and, upon vote, unanimously carried, the Board ratified approval of Task Order No. 5 to Master Service Agreement for Landscaping Services between the District and Consolidated Divisions Inc. d/b/a CDI Environmental Contractor.

Task Order No. 6 to Master Service Agreement for Landscaping Services between the District and Consolidated Divisions Inc., d/b/a CDI Environmental Contractor: Following review and discussion, upon motion duly made and seconded by Director Myers and, upon vote, unanimously carried, the Board ratified approval of Task Order No. 6 to Master Service Agreement for Landscaping Services between the District and Consolidated Divisions Inc., d/b/a CDI Environmental Contractor.

Service Agreement for Re-Striping Services between the District and Hartco, LLC d/b/a CAM Services (“CAM Services”): Ms. Ripko provided an update regarding the Service Agreement for Re-Striping Services noting CAM Services has been unresponsive. Ms. Ripko presented a proposal from Water Extraction Team, LLC d/b/a Property Solutions Team (“PST”) for re-striping services in the amount of \$1,695. Following review and discussion, upon motion duly made and seconded by Director Myers and, upon vote, unanimously carried, the Board approved the proposal with PST with the addition of re-striping in front of the mailboxes for an additional amount not to exceed \$200 and authorized the preparation of a Service Agreement for Re-Striping Services between the District and PST.

Proposal for Top Dressing Mulch Throughout the Property from Consolidated Divisions Inc. d/b/a CDI Environmental Contractor: The Board reviewed the proposal for top dressing mulch throughout the property from Consolidated Divisions Inc. d/b/a CDI Environmental Contractor. Ms. Ripko noted that she will schedule a walkthrough with the landscaper to determine a phased approach to refreshing the mulch in the community. No action was taken by the Board.

Service Agreement for Trash and Recycling Removal Services between the District and Waste Management of Colorado, Inc.: Following review and discussion, upon motion duly made and seconded by Director Myers and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement for Trash and Recycling Removal Services between the District and Waste Management of Colorado, Inc.

OTHER BUSINESS

Cancellation of August 21, 2024 Regular Board Meeting: Following review and discussion, upon motion duly made and seconded by Director Myers and, upon vote,


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unanimously carried, the Board approved the cancellation of the August 21, 2024 Regular Board meeting.

ADJOURNMENT

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

Respectfully submitted,

By  _____
Secretary for the Meeting