

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE

RIDGELINE VISTA METROPOLITAN DISTRICT

HELD JULY 28, 2022

A Special meeting of the Board of Directors of the Ridgeline Vista Metropolitan District was held on July 28, 2022 at 10:00 a.m. via Zoom. The login information was listed in the meeting notice posted by the District and the public was able to attend the meeting via telephone conference call, if they so desired.

ATTENDANCE:

The following directors were in attendance:

Eric Eckberg, President

John Fairbairn, Treasurer

Dick Spurway, Secretary

Gary Duke, Assistant Secretary

Also present was:

Joel Meggers, Diane Rodriguez and Rhonda Bilek of Community Resource Services of Colorado, LLC

Michael Davis, Esq. Marisa Davis and Hillary Adams, of Law Office of Michael E. Davis, LLC

Christine McLeod, Greg Ingalls, Jacob Stanard, Whitney Rosenfeld and Hanna Shelter of Haynie and Company

ADMINISTRATIVE ITEMS:

Call to Order: Joel Meggers called the meeting for Ridgeline Vista Metropolitan District at 10:01 a.m. He noted that a quorum of the Board was present and the Directors confirmed their qualification to serve.

Disclosures of Potential Conflicts of Interest: The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Written disclosures of the interest of all of the directors were filed with the Secretary of State prior to the meeting. There were no additional disclosures.

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Agenda: Upon motion by Director Eckberg, seconded by Director Fairbairn and, upon vote, the Board unanimously ratified the approval of the agenda as presented.

Approval of Minutes: The Board reviewed the Minutes of the November 11, 2021, Special Meeting. Following discussion, upon motion made by Director Eckberg, seconded by Director Fairbairn and, Director Duke abstained his vote, the Board unanimously ratified the approval of the minutes.

FINANCIAL ITEMS:

Ratify and/or Approve Monthly Payment of Claims: Upon motion made by Director Fairbairn, seconded by Director Eckberg and, upon vote, the Board unanimously ratified the approval of the claims.

Ratify the YTD Cash Position and Unaudited Financial Statements: Ms. Rodriguez presented the financials to the Board, there is no motion required.

Review and Consider Acceptance of the 2021 Audit: Christina McLeod of Haynie and Company presented the 2021 Audit. Upon motion by Director Eckberg, seconded by Director Fairbairn and, upon vote, the Board unanimously accepted the 2021 Audit.

DEVELOPMENT ITEMS:

Update on Development: Director Eckberg provided an update on the status of the development. Phase I development and improvements are complete. Phase II, currently pulling permits, Director Eckberg noted that there are delays due to issue with Baseline Road redesigned.

LEGAL ITEMS:

Resolution to Adopt Rules and Regulations to Govern the District's Enforcement of the Covenants, Conditions and Restrictions of Ridgeline Vista. Mike Davis, Esq., suggested to the Board to defer this item to the next meeting. Mr. Davis mentioned the District will not have a separate HOA and the Metro District will fulfill the CCR for Ridgeline Vista. In order to give the Board more time to review this item it has been deferred to the next meeting, date to be determined.

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OTHER BUSINESS: Not at this time.

ADJOURNMENT: There being no further business to come before the Board, upon motion and second, the Board unanimously adjourned the meeting.

DocuSigned by:
Dick Spurway
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Secretary for the Meeting