

RECORD OF PROCEEDINGS

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

RIDGELINE VISTA METROPOLITAN DISTRICT

HELD NOVEMBER 3, 2022

A Special meeting of the Board of Directors of the Ridgeline Vista Metropolitan District was held on November 3, 2022 at 2:00 p.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 Kayla Blair of Community Resource Services of Colorado, LLC

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

ADMINISTRATIVE ITEMS:

Call to Order: Joel Meggers called the meeting for Ridgeline Vista Metropolitan District at 2:02 p.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 Spurway seconded by Director Duke and, upon vote, the Board unanimously ratified the approval of the agenda as presented.

Approval of Minutes: The Board reviewed the Minutes of the July 28, 2022, Special Meeting. Following discussion, upon motion made by Director Spurway, seconded by Director Duke, a vote was taken to amend the minutes to add Director Duke to the attendance and came out unanimously.

FINANCIAL ITEMS:

Ratify and/or Approve Monthly Payment of Claims: Upon motion made by Director Eckberg, seconded by Director Duke 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.

Public Hearing on the Proposed 2023 Budget and Consider Adoption of Resolution to Adopt the 2023 Budget and Appropriate Sums of Money Mr. Meggers opened the public hearing at 2:14 p.m. No one providing any comments to the budget, Mr. Meggers closed the hearing. At 2:15 pm. Ms. Rodriguez presented a proposed budget for 2023. Mr. Meggers noted that notice of the public hearing for the budget was properly posted and otherwise published in accordance with Colorado law.

Mr. Davis advised the Board of the details of the 2023 budget. Upon review and discussion and upon the motion of Director Spurway and second by Director Eckberg the Board adopted the budget based on final revisions by staff and subject to receipt of the final assessed value of the District by the County Assessor, and appropriated the funds, therefore. Pursuant to Colorado law, a mill levy of 10 will be certified for collection in 2023. The Board also authorized the execution of its budget resolution containing details of the Board action.

2023 ADMINISTRATIVE RESOLUTION

Mr. Davis presented the resolution to the Board. Upon a motion by Director Duke seconded by Director Fairbairn, and, upon vote, the Board carried unanimously.

CALLING FOR AN ELECTION ON MAY 2,

Mr. Davis presented the resolution to the Board. There will be two directors up for a 4-year term to end in 2027. Upon a

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motion by Director Spurway seconded by Director Duke, and, upon vote, the Board carried unanimously.

**WAIVING WORKER'S
COMPENSATION
INSURANCE**

Mr. Davis presented the resolution to the Board. Upon a motion by Director Duke, seconded by Director Eckberg, and, upon vote, the Board carried unanimously.

**PUBLIC HEARING ON
PAID FAMILY AND
MEDICAL LEAVE
PROGRAM**

Mr. Davis opened the public hearing at 2:33 p.m. No one providing any comments, upon motion Mr. Davis closed the hearing at 2:33 p.m. Mr. Davis then presented the resolution to the Board. Upon a motion by Director Duke, seconded by Director Eckberg, and, upon vote, the Board carried unanimously.

**DECLINING
PARTICIPATION IN PAID
FAMILY AND MEDICAL
LEAVE**

Mr. Davis presented this resolution to the Board. Upon a motion by Director Duke, seconded by Director Fairbairn, and, upon vote, the Board carried unanimously.

**APPROVAL OF THE 2022
AUDIT ENGAGEMENT
LETTER**

Ms. Rodriguez presented the letter to the Board. Upon a motion by Director Eckberg seconded by Director Fairbairn, and, upon vote, the Board carried unanimously.

**RATIFICATION OF
CONSTRUCTION
MANAGEMENT
SERVICES**

Director Eckberg updated the Board on this item. Upon a motion by Director Eckberg seconded by Director Spurway, and, upon vote, the Board carried the ratify this contract unanimously.

**UPDATE ON STATUS
DEVELOPMENT**

Director Eckberg told the Board that phase 1 is almost complete. Early 2023, the District will have its first residents. He also noted that almost everything is done except the improvements with baseline road. Phase 2 will be single family lots but its slow because of the interest rates. Phase 3, they need to finish the improvements of baseline road for someone to purchase the lots.

DISTRICT BOUNDARIES

There has been no changes.

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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