

RECORD OF PROCEEDINGS

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

RIDGELINE VISTA METROPOLITAN DISTRICT

HELD MAY 12, 2023

A Special meeting of the Board of Directors of the Ridgeline Vista Metropolitan District was held on May 12, 2023, at 10:30 a.m. at 327 E Bridge St, Brighton, Colorado 80601, and via videoconference and teleconference. The login and dial-in information were listed in the meeting notice posted by the District and the public was able to attend the meeting in person or via videoconference or telephone conference call, if they so desired.

ATTENDANCE:

The following directors were in attendance:

Eric Eckberg, President

Dick Spurway, Secretary

Gary Duke, Assistant Secretary

Augdon Greening, Director

Absent was Director Green, whose absence was excused.

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

Whitney Rosenfeld and Hannah Shelter, Haynie and Company

ADMINISTRATIVE ITEMS:

Call to Order: Joel Meggers called the meeting for Ridgeline Vista Metropolitan District at 10:34 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.

RECORD OF PROCEEDINGS

Written disclosures of the interest of all of the directors were filed with the Secretary of State at least 72 hours prior to the meeting. There were no additional disclosures.

Director Augdon gave a brief introduction of himself and thanked the Board.

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

Approval of Minutes: The Board reviewed the Minutes of the December 15, 2022, Special Meeting. Following discussion, upon motion made by Director Eckberg and second by Director Spurway and, upon vote, the Board unanimously approved the minutes.

Election Update of Results and Oath of Office: Mr. Davis updated the Board that the election was cancelled and that Augdon Greening and Chelsea Green were elected by acclamation. Mr. Davis also notified the Board that Mr. Greening and Ms. Green duly took their oaths of office prior to today's board meeting.

Consider Appointment of Officers to Board: Director Spurway moved that the Board approve the Appointments of officers as follows: Eric Eckberg, President; Dick Spurway, Secretary; and Gary Duke, Augdon Greening, and Chelsea Green as Assistant Secretaries. Upon a second by Director Eckberg, a vote was taken, and the motion was carried unanimously.

FINANCIAL ITEMS

Ratify and/or Approve Monthly Payment of Claims: Ms. Rodriguez reviewed the claims with the Board. Upon motion made by Director Greening, 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 Amendment of the 2022 Budget and Resolution: Mr. Meggers opened the public hearing at 10:50 am. With no public comment, he moved to close the public meeting at 10:50 am. Ms. Rodriguez reviewed the 2022 budget

RECORD OF PROCEEDINGS

amendment with the Board. Director Eckberg moved to approve the budget amendment presented. Upon a second by Director Greening, a vote was taken, and the motion carried unanimously.

Acceptance of the 2022 Audited Financial Statements and Authorize Execution of Representation Letter: Ms. Rodriguez introduced Ms. Rosenfeld and Ms. Shelter with Haynie and Co. Ms., Rosenfeld presented a power point to the Board about the audit. Director Duke moved that the Board approve the audit presented. Upon a second by Director Spurway, a vote was taken, and the motion carried unanimously.

LEGAL ITEMS

Resolution to Adopt Rules & Regulations for Enforcing

Covenants: Mr. Davis presented the Resolution Re:

Enforcement of CC&Rs to the Board. He gave an overview of the CC&Rs and answered questions from the Board. Director Duke moved that the Board approve the Resolution. Upon a second by Director Eckberg, a vote was taken, and the motion carried unanimously.

Consider the Adoption and Ratification of Architectural

Review Guidelines: Mr. Davis presented the Improvement Guidelines for All Single-Family Detached Lots (the “ARC Guidelines”) dated February 2023 to the Board. Director Eckberg noted that the guidelines only applied to the single-family detached units in the development, and further noted that Director Green has helped a lot with getting everything put together. Director Greening asked about the setbacks and where they come from. Director Eckberg answered the City of Brighton. Director Duke moved that the Board ratify and approve the ARC Guidelines. Upon a second by Director Eckberg, a vote was taken, and the motion carried unanimously.

Notice of Award for Fiore & Sons Construction: Mr. Davis

presented the contract to the Board and noted that the project is underway. Director Eckberg moved to ratify the contract and notice of award. Upon a second by Director Spurway, a vote was taken, and the motion carried unanimously.

Ratification and Approval of Construction Management

Contract With Redland: Mr. Davis presented the contract to the Board. Director Eckberg moved to ratify this agreement. Upon a second by Director Greening, a vote was taken, and the motion was carried unanimously.

RECORD OF PROCEEDINGS

DEVELOPMENT ITEMS

Provide Status Update on Development: Director Spurway updated the Board on the progress on Baseline Road. He noted he goes out once a week for updates. He also said he is very satisfied with Redland and the construction is on schedule. Things are going very well. Director Eckberg updated the Board on Meritage Homes. Phase 2 is under contract with the builder.

ADJOURNMENT:

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


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Secretary for the Meeting