

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

RIVERVIEW METROPOLITAN DISTRICT

Held: Thursday, September 21, 2021 at 1:00 p.m.

The meeting was held via teleconference.

Attendance

The special meeting of the Board of Directors of Riverview Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Chris Paoli
Amy Brown

Also present were Zachary P. White, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Mark Scully, Green Courte Partners; Dan Bonner, THPK Certified Public Accountants; Ryan Spaustat, Landmark Consultants, Inc.; and Chris Sias.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present and the called the meeting was called to order.

Conflict of Interest Disclosures

Mr. White advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. White reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. White inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

Mr. White presented the proposed agenda to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Consider Approval of May

Mr. White presented the May 17, 2021 Special Meeting Minutes to the

17, 2021 Special Meeting Minutes

Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the minutes as presented.

Public Comment

None.

Legal Matters

Consider Adoption of Resolution of the BOD Designating the Location of Meetings of the BOD

Mr. White presented the Resolution of the Board of Directors Designating the Location of Meetings of the Board of Directors to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Construction Matters

Construction Status Update

Mr. Spaustat Updated the Board on Construction Status. The contractor still has final items to close out. The City agreed to a standard mailbox cluster which will be much cheaper than previously planned. Roadway striping will occur in the spring when the site opens. City applied for a grant for 5th and Lincoln improvements.

Some landscape needs replacing, Mr. Spaustat will work with the contractor on that.

Discussion re Use of Security Funds

The Board engaged in a Discussion regarding the Use of Security Funds. The City is still holding security funds. Mr. White advised the Board that when the security funds are released, they may be used for capital reserves, replacement, etc, or used to pay down bonds. The Board discussed whether the released security funds can be used for operating expenses. The Board asked legal counsel to discuss with the District's bond counsel and report back. No further action was taken.

Financial Matters

Conduct Public Hearing on 2020 Budget Amendment

Director Brown opened the public hearing on the 2020 Budget Amendment. Mr. White noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Mr. White reviewed the Resolution Amending the 2020 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution amending the Debt Service Fund to \$526,000.

Consider Approval of

Mr. Bonner presented the Payables/Financials to the Board.

Payables/Financials Following discussion, upon a motion duly made and seconded, the Board unanimously approved the invoices.

Update on Status of 2020 Audit Mr. Bonner provided an Update on the Status of the 2020 Audit to the Board. The 2020 Audit is complete, pending approval of the 2020 Budget Amendment.

Other Business

Discuss Director Vacancies/Consider Appointment of Directors The Board engaged in a Discussion regarding Director Vacancies. Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Chris Sias to the Board and directed legal counsel to file the appointment documents.

The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Board elected Director Brown as President, Director Paoli as Secretary/Treasurer, and Director Sias as Assistant Secretary.

Next Meeting November 8, 2021

Adjourn There being no further business to come before the Board, and following discussion and upon a motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Christopher Sias

Christopher Sias (Jan 11, 2022 21:00 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 8th day of December, 2021.