

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

RIVERVIEW METROPOLITAN DISTRICT

Held: Wednesday, December 8, 2021 at 11:00 a.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:

Amy Brown
Chris Sias

Director Paoli was absent. All absences are deemed excused unless otherwise noted in these minutes.

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; and Ryan Spaustat, Landmark Consultants, Inc.

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.

Public Comment

None.

Consent Agenda

Mr. White reviewed the items on the consent agenda with the Board. Mr. White advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- September 21, 2021 Special Meeting Minutes
- 2022 Annual Administrative Resolution
- 2020 Annual Report
- Acceptance of 2020 Audit
- Amendment to Downtown RiverView Subdivision Improvements Agreement SU 18-04
- Access and Maintenance Agreement with 5th & Yampa Partners, LLC
- Renewal of Property and Liability Schedule and Limits

Legal Matters

Consider Approval of Resolution Calling May 3, 2022 Election

Mr. White presented the Resolution Calling the May 3, 2022 Election to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Designation of Method for Providing Notice of Call for Nominations

The Board discussed the Designation of Method for Providing Notice of Call for Nominations. Following discussion, upon a motion duly made and seconded, the Board unanimously approved notice by posting on the District's website.

Construction Matters

Construction Status Update

Mr. Spaustat Updated the Board on Construction Status. Landscape replacement is to take place in the spring of 2022. The 5th Street improvements are pending the City's receipt of Grant Funds. Mr. Spaustat advised the Boars that the mailboxes, striping, and signage have all been completed.

Discussion re Violation Notice from the City of Steamboat Springs

The Board engaged in a Discussion regarding the Violation Notice from the City of Steamboat Springs for removal of trees on City property. The Board directed legal counsel to follow-up with the City regarding settlement discussions.

Financial Matters

Consider Approval of Payables/Financials

None.

Conduct Public Hearing on 2022 Budget and Consider Adoption of Resolution Adopting 2022 Budget, Imposing Mill Levy and Appropriating Funds

Director Brown opened the public hearing on the proposed 2022 Budget. 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. Bonner reviewed the 2022 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 10.000 mills for the General fund, 50.000 mills for the Debt Service fund, and 0.000 mills for the Capital Projects Fund.

Consider Approval of Notice of Termination of Engagement with THPK Certified Public Accountants

Mr. White presented the Notice of Termination of Engagement with THPK Certified Public Accountants to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the notice and thanked Mr. Bonner for his service to the District

Consider Approval of Engagement Letter with Marchetti & Weaver for Accounting Services

Mr. White presented the Engagement Letter with Marchetti & Weaver for Accounting Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement letter.

Other Business

Director Matters

None

Next Meeting

February 7, 2022

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.

Amy Brown

Amy Brown (May 3, 2022 17:15 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 7th day of February, 2022.