

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

BELLEVUE VILLAGE METROPOLITAN DISTRICT

Held: Wednesday, November 16, 2022, at 1:00 P.M., via video conference at <https://us06web.zoom.us/j/84758414983?pwd=djUwNTIiNUJwNzBwbXpRYiBhMkVaUT09>; and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 847 5841 4938, Passcode: 015508.

Attendance:

A special meeting of the Board of Directors of the Bellevue Village Metropolitan District was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance:

Eric Kubly, Treasurer/Assistant Secretary
Mikaela Stone, Assistant Secretary

Also present were: Jerry A. Jacobs and Brittany Barnett, Timberline District Consulting, LLC; Alex Fink, CliftonLarsonAllen LLP; Shanda Flores, MIS, LLC; Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; and one member of the public, Tracy Laswell.

Call to Order/ Declaration of Quorum:

Director Kubly, noting the presence of a quorum, called to order the special meeting of the Board of Directors of Bellevue Village Metropolitan District at approximately 1:00 p.m.

Directors Matters/Disclosure Matters:

Ms. Ivey advised the Board of Directors that pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board of Directors reviewed the agenda for the meeting, following which each director confirmed the contents of written disclosures previously made, if any, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action to be taken at the meeting. Additionally, the Board of Directors determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Kubly disclosed his property interest located within the District boundaries. Director Kubly also disclosed for the

RECORD OF PROCEEDINGS

record that he is employed by Richmond American Homes of Colorado, Inc. This disclosure is associated with approval of items on the agenda that may affect his interests.

Ms. Ivey advised that written disclosures of these interests were filed with the Secretary of State at least seventy-two hours prior to the meeting.

Director Stone noted that she is an attorney and that her firm may have a prohibition against her serving on the Board of Directors which may result in her resignation.

Approval of/Additions
To/Deletions From the Agenda:

After review and discussion, and upon motion by Director Kubly, second by Director Stone, and unanimous vote, the Board of Directors approved the agenda as presented.

Public Comment For Matters
Not on Agenda:

None.

Approval of Minutes -
July 25, 2022 Special
Meeting:

After discussion, upon motion by Director Kubly, second by Director Stone, the Board voted unanimously to approve its July 25, 2022 special meeting minutes.

Legal Matters-
2023 Annual Resolution,
Election of Officers and
Regular Meeting
Date/Location:

Ms. Ivey presented to and reviewed with the Board a resolution, prepared annually to handle the District's ongoing operation and business. After review and discussion, upon motion by Director Kubly, second by Director Stone, and unanimous vote, the Board of Directors approved the resolution including the election of the following officers to the Board of Directors and regular meeting date/location:

President:	Eric Kubly
Secretary/Treasurer:	Mikaela Stone

Third Monday of July and November, at 11:00 a.m., via video conference at <https://us06web.zoom.us/j/84758414983?pwd=djUwNTIiNUJwNzBwbXpRYiBhMkVaUT09>; and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 847 5841 4938, Passcode: 015508.

2023 Election Resolution:

Ms. Ivey presented to and reviewed with the Board the 2023 Election Resolution. Following discussion and upon motion by Director Kubly, second by Director Stone, and unanimous

RECORD OF PROCEEDINGS

	<p>vote, the Board of Directors adopted and approved the 2023 Election Resolution.</p>
<p>Resolution Designating an Official Custodian for the Colorado Open Records Act:</p>	<p>Ms. Ivey presented to and reviewed with the Board a Resolution Designating an Official Custodian for Purposes of the Colorado Open Records Act, Sections 24-72-200.1 et seq., C.R.S. and proposed rules to be adopted by the Official Custodian. Following discussion and upon motion by Director Kubly, second by Director Stone, and unanimous vote, the Board of Directors adopted and approved the Resolution Designating an Official Custodian for the Colorado Open Records Act.</p>
<p>Official Custodian Adoption of Rules Related to Requests for Inspection of Public Records Pursuant to Colorado Open Records Act:</p>	<p>The Board of Directors elected the President of the District, a position currently held by Director Kubly, as the Official Custodian. The Official Custodian adopted the Rules Related to Requests for Inspection of Public Records Pursuant to the Colorado Open Records Act, Sections 24-72-200.1 et seq., C.R.S.</p>
<p>Legislative Report - 2022 Legislative Memorandum:</p>	<p>Ms. Ivey presented to and reviewed with the Board a memorandum regarding 2022 Legislation.</p>
<p>SB 21-262 Compliance:</p>	<p>Ms. Ivey reviewed with the Board updates regarding website SB 21-262 compliance.</p>
<p>Financial Matters: Approval/Ratification of Claims:</p>	<p>Mr. Fink reviewed with the Board the interim and current claims of the District from the period July 20, 2022 through October 31, 2022 totaling \$24,683.43. After review and discussion, upon motion by Director Kubly, second by Director Stone, and unanimous vote, the Board of Directors ratified approval of the claims as presented.</p>
<p>Acceptance of Financial Statements:</p>	<p>Mr. Fink reviewed with the Board the Schedule of Cash Position dated September 30, 2022 as update as of November 15, 2022. After review and discussion, upon motion by Director Kubly, second by Director Stone, and unanimous vote, the Board of Directors accepted the Schedule of Cash Position dated September 30, 2022 as update as of November 15, 2022, as presented.</p>
<p>Public Hearing on Proposed 2023 Budget:</p>	<p>Upon motion by Director Kubly, second by Director Stone, and unanimous vote, the Board of Directors opened a public hearing on the proposed 2023 budget consistent with</p>

RECORD OF PROCEEDINGS

	<p>published notice. There appearing no member of the public wishing to speak on the budget, upon motion by Director Kubly, second by Director Stone, and unanimous vote, the Board of Directors closed the public hearing.</p>
<p>Resolution Approving Proposed 2023 Budget, Certification of Mill Levy, and Appropriate Sums of Money:</p>	<p>Mr. Fink reviewed with the Board the proposed 2023 budget and Ms. Ivey presented to the Board of Directors a resolution for approval and adoption of the 2023 budget, appropriating funds therefor and certification of a mill levy thereunder. After review and discussion, upon motion by Director Kubly, second by Director Stone, and unanimous vote, the Board of Directors approved the resolution adopting the 2023 budget and appropriating the funds to the approved budget and certifying the mill levies as provided in the budget with a revision to add capital projects expenditures in an amount of \$250,000.</p>
<p>2022 Audit Engagement Letter:</p>	<p>Mr. Fink advised that the engagement letter from Dazzio & Associates, PC for 2022 audit services was not yet available but that he recommends engaging Dazzio & Associates, PC for 2022 audit services. After review and discussion, upon motion by Director Kubly, second by Director Stone, and unanimous vote, the Board of Directors approved engaging Dazzio & Associates, PC for 2022 audit services.</p>
<p>Master Services Agreement and Statement(s) of Work with CliftonLarsonAllen LLP:</p>	<p>Mr. Fink reviewed with the Board of Directors the Master Services Agreement and Statement(s) of Work with CliftonLarsonAllen LLP. After review and discussion, upon motion by Director Kubly, second by Director Stone, and unanimous vote, the Board of Directors approved the Master Services Agreement and Statement(s) of Work with CliftonLarsonAllen LLP.</p>
<p>Discuss Status of and Process for Acceptance of Public Improvements -</p>	<p>Ms. Ivey provided an update to the Board regarding the status of and process for acceptance of public improvements. Discussion among the Board ensued regarding the same. This item was tabled for further consideration until 2023 after a spring walk-through is completed and punch list are prepared.</p>
<p>Warranty Agreement between the District and Richmond American Homes of Colorado, Inc.:</p>	<p>No action was necessary at this time.</p>
<p>Bill of Sale between the</p>	<p>No action was necessary at this time.</p>

RECORD OF PROCEEDINGS

District and Richmond
American Homes of
Colorado, Inc.

Infrastructure Acquisition
No. 2 associated with Cost
Certification No. 4:

No action was necessary at this time.

Other Business:

Upon inquiry from Ms. Laswell, she was informed that the District has no plans to issue additional debt. Ms. Laswell noted that she would review the budget information and may have follow-up questions for Mr. Fink. Director Stone stated that she is also happy to discuss District business with Ms. Laswell.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion of Director Stone, second by Director Kubly and unanimous vote at 1:49 p.m.

DocuSigned by:

Eric Kubly

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Secretary