

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BELLEVIEW VILLAGE METROPOLITAN DISTRICT  
("DISTRICT")  
HELD  
JULY 19, 2021**

A special meeting of the Board of Directors of the District (referred to hereafter as the "Board") was convened on Monday, the 19th day of July, 2021, at 10:00 A.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the District Board meeting was held and properly noticed to be held via Zoom and teleconference. The meeting was open to the public.

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Directors In Attendance Were:

Matt Hengel  
Matt Jenkins  
Eric Kubly  
Jason Pock

Also, In Attendance Were:

Samantha Lillehoff, Esq.; McGeady Becher P.C.  
Alex Fink; CliftonLarsonAllen LLP ("CLA")  
Jerry Jacobs; Timberline District Consulting, LLC ("Timberline")

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DISCLOSURE OF  
POTENTIAL  
CONFLICTS OF  
INTEREST

The Board noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State seventy-two hours in advance of the meeting. Attorney Lillehoff requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Lillehoff noted for the record that there were no new disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting and in accordance with the statutes.

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ADMINISTRATIVE  
MATTERS

**Approval of Meeting Location:** The Board confirmed the presence of a quorum. The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, and upon motion duly made by Director Pock, seconded by Director Hengel and upon vote unanimously carried, the Board determined due to concerns regarding the spread of COVID-19, and the benefits to the control of the virus by limiting in-person contact, that the meeting would be held by video/telephonic means without any individuals (neither District representatives nor the general public) attending in person. The Board further noted that notice providing the time, date, video link and telephonic information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries have been received

**Agenda:** Attorney Lillehoff distributed for the Board's review and approval a proposed Agenda for the District's special meeting.

Following discussion, upon motion duly made by Director Pock, seconded by Director Kubly and upon vote unanimously carried, the Agenda was approved as presented and the absence of Director Teater was excused.

**Public Comment:** None.

**Resignation and Appointment of Secretary to the Board:** Following discussion, upon motion duly made by Director Pock, seconded by Director Hengel, and upon vote unanimously carried, the Board accepted the resignation of Jennifer Pino as Secretary to the Board and appointed Lisa A. Jacoby as Secretary to the Board.

**Minutes of November 2 and December 1, 2020 Special Meetings:** Following discussion, upon motion duly made by Director Hengel, seconded by Director Kubly and, upon vote unanimously carried, the Minutes of the November 2 and December 1, 2020 special meetings were approved as presented.

FINANCIAL  
MATTERS

**Public Hearing to Consider Amendment to 2020 Budget:** The President opened the public hearing to consider and amendment to the 2020 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Following discussion, the Board determined that a 2020 Budget Amendment was not necessary.

**Preparation of 2020 Audit:** Following discussion, upon motion duly made by Director Hengel, seconded by Director Kubly, and upon vote unanimously carried, the Board ratified the engagement of Dazzio & Associates PC for preparation of the 2020 audit.

**2020 Audit:** Mr. Fink presented the 2020 Audit. Following discussion, upon motion duly made by Director Pock, seconded by Director Hengel, and upon vote unanimously carried, the Board approved the 2020 Audit, subject to final review by Legal Counsel and the Auditor, and authorized the execution of the Representations Letter.

**Unaudited Financial Statements:** The financial statements for the period ending June 30, 2021 were not available.

Mr. Fink presented the Schedule of Cash Position for the period ending December 31, 2020 updated as of July 12, 2021. Following discussion, upon motion duly made by Director Hengel, seconded by Director Kubly, and upon vote unanimously carried, the Board accepted the Schedule of Cash Position for the period ending December 31, 2020 updated as of July 12, 2021.

**Interim Claims:** Following discussion, upon motion duly made by Director Hengel, seconded by Director Kubly, and upon vote unanimously carried, the Board ratified approval of the Interim Claims in the amount of \$117,082.16.

**District Cost Certification Report No. 3, Infrastructure Acquisition 1, dated June 2021, prepared by Independent District Engineering Services, LLC:** Following discussion, upon a motion duly made by Director Hengel, seconded by Director Kubly and upon vote unanimously carried, the Board approved District Cost Certification No. 3, Infrastructure Acquisition 1, and the Requisition of related funds in the amount of \$1,032,805.09.

**LEGAL  
MATTERS**

**Acceptance of Public Improvements:** The Board Discussed that status of Public Improvements and took the following action.

**Warranty Agreement between the District and Richmond American Homes of Colorado, Inc.** Following discussion, upon a motion duly made by Director Hengel, seconded by Director Jenkins and upon vote unanimously

carried, the Board approved the Warranty Agreement subject to final legal review. It was noted that upon finalization of the Warranty Agreement, an Initial Acceptance of completed public improvements will be issued.

Bill of Sale for Public Improvements. Following discussion, upon a motion duly made by Director Hengel, seconded by Director Kubly and upon vote unanimously carried, the Board authorized Director Hengel to work with district staff to finalize and execute the Bill of Sale for Public Improvements in accordance with recommendations from the District Engineer and District Counsel.

**Easement and Maintenance Agreement between the District and Richmond American Homes of Colorado, Inc.:** Following discussion, upon a motion duly made by Director Pock, seconded by Director Hengel and upon vote unanimously carried, the Board ratified approval of the Easement and Maintenance Agreement between the District and Richmond American Homes of Colorado, Inc.

**Amendment of Easement and Maintenance Agreement between the District and Richmond American Homes of Colorado, Inc.:** Following discussion, upon a motion duly made by Director Pock, seconded by Director Hengel and upon vote unanimously carried, the Board ratified approval of the Amendment of Easement and Maintenance Agreement between the District and Richmond American Homes of Colorado, Inc.

**Overlapping Foothills Park & Recreation District and County's Consent for District Ownership and Maintenance of Tot Lot and Related Landscape Improvements:** Attorney Lillehoff presented to the Board the actions taken to ensure the District's proper acceptance for ownership and maintenance of the Tot Lot and related improvements, including the Overlap Consent Resolution from Foothills Park & Recreation District and the 45-day notice of nonmaterial service plan modification. The Board acknowledged same.

**Enforcement of Covenants, Conditions and Restrictions:** The Board discussed matters related to covenant enforcement and took the following action.

Resolution No. 2021-07-01 Acknowledging and Adopting the Declaration of Covenants, Conditions and Restrictions for Belleview Village. Following discussion, upon a motion duly made by Director Pock, seconded by Director Hengel and upon vote unanimously carried, the Board adopted Resolution No. 2021-07-01, the Resolution Acknowledging and Adopting

the Declaration of Covenants Conditions and Restrictions for Belleview Village.

Resolution No. 2021-07-02 Adopting the Belleview Village Design Guidelines. Following discussion, upon a motion duly made by Director Pock, seconded by Director Hengel and upon vote unanimously carried, the Board adopted Resolution No. 2021-07-02, the Resolution Adopting the Belleview Village Design Guidelines.

Resolution No. 2021-07-03 Adopting the Policies Procedures Governing the Enforcement of the Declaration of Covenants, Conditions and Restrictions for Belleview Village. Following discussion, upon a motion duly made by Director Pock, seconded by Director Hengel and upon vote unanimously carried, the Board adopted Resolution No. 2021-07-03, the Resolution Adopting the Policies and Procedures Governing the Enforcement of the Declaration of Covenants, Conditions and Restrictions for Belleview Village.

**Termination of Service Agreement for Snow Removal Services between the District and Innovative Landscape Design, LLC:** Following discussion, upon a motion duly made by Director Hengel, seconded by Director Jenkins and upon vote unanimously carried, the Board ratified the approval of Termination of the Service Agreement for Snow Removal Services between the District and Innovative Landscape Design, LLC.

**Service Agreement for Snow Removal Services between the District and All-Phase Landscape Construction, Inc.:** Following discussion, upon a motion duly made by Director Hengel, seconded by Director Jenkins and upon vote unanimously carried, the Board ratified approval of the Service Agreement for Snow Removal Services between the District and All-Phase Landscape Design Construction, Inc.

OTHER  
BUSINESS

**Status of Development Within the District:** An update was provided concerning the status of development within the District. It was noted that just over half of the units planned have been sold and there have been 2 closings on Landmark lots. There are anticipated to be about 3-4 closings per month going forward.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Pock, seconded by Director Kubly and upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

By                     *Lisa Jacoby*                      
Secretary for the Meeting