

Riverdale Dunes Metropolitan District Special Board Meeting Minutes

Meeting Date: Monday, December 12, 2022

Meeting Time: 6:02pm to 6:53pm

Meeting Location: online video conference site <https://www.gotomeet.me/Wolfersberger> . Members of the public may also participate via phone using the dial-in number (571) 317-3112 and access code #937-865-597.

I. Roll Call (6:02pm)

A special meeting of the Board of Directors of the Riverdale Dunes Metropolitan District was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve on the Board, were in attendance:

Directors	Office	Attendance
Steve Colby	Vice President	Present
Andrew Lynch	Director	Present
Diane Lynch	Secretary	Present
Mathew Paul	Director	Present
Emily Walsh	Director	Present

Also, in attendance was Annemarie Tucker (District Manager) from Wolfersberger, LLC and Shannon Randazzo and Shannon McEvoy with (Pinnacle), and no homeowners were in attendance.

II. Call to Order

Meeting was called to order by Director Colby. Director Colby noted a quorum of the Board was present, the Directors confirmed their qualification to serve, the meeting notice had been duly posted on the District's website 72 hours in advance of the meeting, and therefore called the regular meeting of the Board of Directors of the Riverdale Dunes Metropolitan District to order.

III. Disclosure Matters

The District Manager reminded the Board of the District's general counsel's advice to the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member disclosed he/she had no conflicts of interests regarding official actions to be taken at the meeting. Thus, no written conflict of interest disclosures were required to be filed with the Secretary of State by any directors prior to this meeting.

IV. Administrative Matters

- 1) Review and approve meeting agenda: Director Walsh motioned to approve the agenda. Director D. Lynch seconded the motion and the Board voted 5-0 to approve the agenda.
- 2) Review and Approval of Minutes for the November 21, 2022 Board Meeting: Director Walsh motioned to approve the minutes as presented. Director D. Lynch seconded the motion and the Board voted 5-0 to approve the motion.
- 3) Review transition process to new management company: The District Manager introduced Shannon Randazzo and Shannon McEvoy with Pinnacle, the District new management company starting January 2023. District Manager reported the hard copy documents have been delivered to Pinnacle, the electronic documents have been sent via Drop Box. A vendor letter will be sent out all contracted vendors informing them of the management company change. Pinnacle requested to use the current website for the District.

V. Public Comments

VI. Director Matters

VII. Financial and Contractual Matters

- 1) Review and consider payment of claims: The Board reviewed the schedule of check payments (#100511 to #100513) totaling \$17,615.11. Director D. Lynch motioned to approve the payments as presented. Director Colby seconded the motion and the Board voted 5-0 to approve the motion.
- 2) Consider resolution to adopt the 2023 budget: The Board reviewed and discussed the resolution to present the District's 2023 budget. Director Walsh motioned to approve the resolution as presented. The motion was seconded by Director D. Lynch seconded the motion and the Board voted 4-0-1 to approve the motion. Director Paul voted against the motion.

VIII. Social Calendar: All community events have been completed for 2022.

IX. Covenant Enforcement & Architectural Review Matters:

- 1) Status Update – ARC Committee: The District Manager reported all design request forms have been reviewed via DocuSign at this time.

X. Adjournment (6:53pm)

There being no further business to come before the Board, and upon motion duly made by Director **D. Lynch** and unanimously carried, the meeting was adjourned. A special Board meeting is scheduled for Monday March 20, 2022 at 6:00pm at the Belle Creek Family Center at 10693 Belle Creek Blvd Commerce City, CO 80640.

DocuSigned by:

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Board Member

1/12/2023 | 07:54:46 PST

Date