

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF RIVERDALE DUNES METROPOLITAN DISTRICT

HELD
May 15, 2023

The Board of Directors of Riverdale Dunes Metropolitan District held a Regular Meeting, open to the public, via Zoom, at 6:00 p.m., Monday, March 20, 2023.

ATTENDANCE

Directors in Attendance:

Steve Colby, President & Chairman
Matthew Paul, Vice President
Emily Walsh, Director

Also in Attendance:

Shannon Randazzo, Elaina Cobb, Christy McCutchen, Ronnie Kenfield, and Irene Buenavista; Pinnacle Consulting Group, Inc.
Doug Campbell; Pinnacle Consulting Group, Inc. (Via Teleconference)
Members of the public

CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Director Colby, noting that a quorum was present.

CONFLICT OF INTEREST DISCLOSURE

Ms. Randazzo noted that notices of potential conflicts of interest for all Board Members were filed per Colorado statute. There were no conflicts to disclose.

APPROVAL OF AGENDA

The Board considered the agenda. Upon motion duly made by Director Paul, seconded by Director Colby, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

APPROVAL OF MINUTES

The minutes of the March 20, 2023, Regular Board Meeting were presented and reviewed. Following review and discussion, upon motion duly made by Director Paul, seconded by Director Colby, and upon vote, unanimously carried, it was

RESOLVED to approve the minutes of the March 20, 2023, Regular Board Meeting.

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PUBLIC COMMENT Brian Sprague addressed the Board and requested Board Meeting notices be posted on neighborhood mailboxes in addition to posting on the website. The Board stated they would consider placing additional Board Meeting notices on mailboxes and entertained the idea of posting a yard sign at the entrances of the neighborhood with Board Meeting information.

FINANCIAL ITEMS Consider Ratification of Claims: Ms. Buenavista reviewed the payables listing dated January 1 through May 4, 2023, for the District totaling \$54,758.48. Following review and discussion, upon motion duly made by Director Paul, seconded by Director Walsh, and upon vote, unanimously carried, it was

RESOLVED to ratify the payables listing dated January 1 through May 4, 2023, for the District totaling \$54,758.48 as noted above.

Unaudited Financial Statement: Ms. Buenavista presented the unaudited financial statements for the period ending December 31, 2022, and answered questions. Following review and discussion, upon motion duly made by Director Paul, seconded by Director Colby and, upon vote, it was

RESOLVED to accept the unaudited financial statements for the period ending December 31, 2022.

2023 AMENDED BUDGET HEARING Ms. Randazzo opened the Amended 2023 Budget Hearing to the public. Ms. Randazzo reported that notice of the hearing had been published on May 11, 2023, in accordance with state budget law. There being no public input, the public hearing portion of the budget discussion was closed. The Board discussed amending the 2023. The revised budget for consideration is as follows:

General Fund Expenditures: \$425,682

Upon a motion duly made by Director Walsh, seconded by Director Colby, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution to Adopt the Amended 2023 Budget, appropriate funds for the District and authorize such further actions of the officers and consultants necessary to sign related documents and submit and file such documents required to finalize the amended budgets.

MANAGEMENT/ OPERATIONS MATTERS Addendum for Pinnacle Consulting Group, Inc. to increase hourly allocations: Ms. Randazzo presented and requested approval of an Addendum for Pinnacle Consulting Group, Inc. to increase hourly allocations and answered questions. Following review and discussion, upon motion duly made by Director Paul, seconded by Director Colby, and upon vote, unanimously carried, it was

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RESOLVED to approve the Addendum for Pinnacle Consulting Group, Inc. to increase hourly allocations.

Manager's Report: Ms. Randazzo reviewed the Manager's Report with the Board and answered questions.

Ms. McCutchen discussed implementing an Architectural Review Fee to assist in bringing in additional revenue. It was the consensus of the Board to not implement an ARC fee at this time and requested the fee resolution to be updated to reflect a \$300 title transfer fee.

Operations and Maintenance Report: Mr. Kenfield reviewed the Operations and Maintenance Report with the Board and answered questions. Mr. Kenfield suggested updating the computer system to include video recording to help with security issues. Director Walsh stated the Board is not currently happy with the current security contract and would like them to have contingencies and would look at bidding out new security companies for the 2024 season and will continue to monitor and potentially reevaluate security needs over the next several weeks.

The Board inquired into the urgency of the Pool House needing new paint and repairs. Mr. Kenfield reported he would get a proposal for new paint. The Board also requested Mr. Kenfield provide a new lock box code and only provide the code to the management team and the Directors on the Board.

The Board addressed the issue of fences that have not been painted or repaired and requested they be painted to include sealant as well as repaired. Ms. Randazzo stated this was on managements radar and will be discussed further.

Mr. Kenfield discussed landscape maintenance issues with the neighborhood, noting the need for re mulching or alternative landscaping options. Director Paul requested to walk the neighborhood with Mr. Kenfield to discuss landscaping options and requested this happen prior to making any landscaping updates or requesting proposals.

Mr. Kenfield discussed the need for additional pet waste stations around the neighborhood. Following review and discussion, upon motion duly made by Director Paul, seconded by Director Colby and, upon vote, it was

RESOLVED to approve having 8 new pet waste stations installed.

Mr. Kenfield discussed the option of hiring a pool company to complete pool maintenance and chemical testing. Mr. Kenfield also noted the pools chemicals are currently being stored in the pool bathroom. The Board requested these be moved to another area, so the bathrooms are both open when the pool opens.

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Director Walsh requested regular email blasts to the community which would include pool rules, hours of operations, and hours security is onsite. Director Walsh also requested the District purchase new pool signs which would include rules and regulations as well as the Districts phone number for questions or concerns.

Ratification of Contract Modifications: Mr. Kenfield presented and requested approval of the Contract Modifications and answered questions. Following review and discussion, upon motion duly made by Director Walsh, seconded by Director Colby and, upon vote, it was

RESOLVED to Ratify the Contract Modifications as presented.

DIRECTOR'S ITEMS Neighborhood Events: Director Walsh discussed continuation of neighborhood events and how to notify the residents of the events with the Board. Director Walsh discussed the possibility of having a neighborhood events committee and requested email communication be sent to residents inquiring of any interest to serve on the committee. Director Walsh also discussed possibly having one large block party instead of several smaller events.

Director Walsh discussed the planting boxes being available to rent from January 1 through December 31 and would charge \$100 over the cost of clean out after Mr. Kenfield provided a clean out proposal.

Pool Opening Schedule: Director Walsh stated that she would like the pool to be open on Memorial Day weekend without delay and requested communication be sent stating the pool is scheduled to Open June 3 to provide additional maintenance time if needed then stated if the pool does open on Memorial Day, it would be a pleasant surprise for the community.

OTHER MATTERS There were no Other Matters brought before the Board.

ADJOURNMENT Upon motion duly made by Director Paul, seconded by Director Colby and, upon vote unanimously carried, the meeting was adjourned at 7:42 p.m.

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

Respectfully Submitted,


