

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF RIVERDALE DUNES METROPOLITAN DISTRICT NO. 1

HELD
January 30, 2023

The Board of Directors of the Riverdale Dunes Metropolitan District held a special meeting, open to the public, via Zoom at 6:00 p.m., Monday, January 30, 2023.

ATTENDANCE

Directors in Attendance via teleconference:

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

Directors Absent and Excused were:

Diane Lynch, Treasurer

Also, in Attendance Were:

Paul Rufien; Rufien P.C.
Shannon Randazzo, Shannon McEvoy, Nicole Wing, Christy McCutchen, and
Irene Buenavista; Pinnacle Consulting Group, Inc.
Joan Fritsche and Mandi Kirk; Fritsche Law
Paul Cuin, Resident of the District

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

Director Colby inquired whether there were any conflicts to disclose by Board members present. There were no conflicts to disclose.

APPROVAL OF
AGENDA

The Board considered the agenda. Ms. Randazzo requested that the Board amend the agenda to move to add item III B. Approval of Amended 2023 Election Resolution. Upon motion duly made by Director Colby, seconded by Director Paul, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as amended.

RECORD OF PROCEEDINGS

APPROVAL OF MINUTES

The minutes of the December 12, 2022, Special Board Meeting were presented and reviewed. Upon motion duly made by Director Colby, seconded by Director Paul, and upon vote, unanimously carried, it was

RESOLVED to approve the minutes of the December 12, 2022, Special Board meeting, as presented.

PUBLIC COMMENT

The Board opened the meeting to public comment. There were no comments made by members of the public and this portion of the meeting was closed.

FINANCIAL ITEMS

Financial Update: Ms. Buenavista provided a Financial Update to the Board and responded to questions. Ms. Buenavista reported that she is working on transferring the District's accounts and that the District's payable process will be completed through Bill.com. The Board authorized Director Walsh to approve invoices through Bill.com.

LEGAL ITEMS

Ratification of Designated Election Official Engagement with Fritsche Law: Ms. Fritsche and Ms. Kirk presented the Designated Election Official Engagement with Fritsche Law letter to the Board and responded to questions. Upon motion duly made by Director Paul, seconded by Director Walsh, and upon vote, unanimously carried, it was

RESOLVED to ratify the Designated Election Official Engagement with Fritsche Law, as presented.

Amended 2023 Election Resolution: Ms. Fritsche presented the Amended 2023 Election Resolution to the Board and responded to questions. Upon motion duly made by Director Paul, seconded by Director Colby, and upon vote, unanimously carried, it was

RESOLVED to approve the Amended 2023 Election Resolution, as presented.

MANAGEMENT/ OPERATIONS MATTERS

Addendum for Pinnacle Consulting Group, Inc. to include Community Management: Ms. Randazzo presented the Addendum for Pinnacle Consulting Group, Inc. to include Community Management to the Board and responded to questions. Upon motion duly made by Director Paul, seconded by Director Colby, and upon vote, unanimously carried, it was

RESOLVED to approve the Addendum for Pinnacle Consulting Group, Inc. to include Community Management, as presented.

RECORD OF PROCEEDINGS

Covenant Enforcement & Architectural Review Status Update: Ms. McCutchen provided an update of Covenant Enforcement & Architectural Review to the Board and responded to questions. Ms. McCutchen requested discretion to handle matters with residents within the scope of the services provided by Community Management and stated she will present pressing matters to the Board if they arise. The Board collectively authorized Community Management to utilize discretion while addressing matters with residents.

Manager's Report: Ms. Randazzo reviewed the Manager's Report with the Board and responded to questions. Ms. Randazzo also introduced the District's Pinnacle team.

Operations and Maintenance Report: Ms. Randazzo reported that she and the Facilities team are collaborating to gather quotes for a new fob and keypad for the pool. Director Walsh expressed concerns regarding damage to sprinkler heads during snow removal. Mr. McEvoy stated that the Facilities team will document any damage caused by snow removal.

Metro District 101 Presentation: Mr. McEvoy and Ms. Buenavista presented the Metro District 101 Presentation to the Board and responded to questions. Ms. Randazzo reported that the presentation will be shared with the residents at the Community Meet and Greet on February 27, 2023.

DIRECTOR'S
ITEMS

Director Walsh expressed concerns regarding the trespass of an individual who is not a resident that was found in the storage facility. Ms. Randazzo stated there are currently two quotes from vendors and she is waiting for a third quote from another vendor. Ms. Randazzo stated she will provide the Board with the quotes once the third one is received.

OTHER
MATTERS

There were no Other Matters brought in front of the Board.

EXECUTIVE
SESSION

No Executive Session was held.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 6:52 p.m.

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

Respectfully Submitted,

Nicole Wing

Nicole Wing, Secretary for the Meeting