

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF RIVERDALE DUNES METROPOLITAN DISTRICT

HELD
July 17, 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, July 17, 2023.

ATTENDANCE

Directors in Attendance:

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

Also in Attendance:

Shannon McEvoy, Shannon Randazzo, Jordan Wood, Christy McCutchen, Ronnie Kenfield, and Irene Buenavista; Pinnacle Consulting Group, Inc. (Via Teleconference)
Paul and Jackie Quinn and Jessica G.; Members of the public

CALL TO ORDER

The meeting was called to order at 6:04 p.m. by Ms. Randazzo, 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 Colby, seconded by Director Paul, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

CONSENT AGENDA

The Board considered the following items on the consent agenda:

- A. Approval of Minutes – May 15, 2023, Regular Meeting Minutes.
- B. Consider Ratification of Claims Presented for Payment.
- C. Ratification of Contracts and Contract Modifications.

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 consent agenda as presented.

PUBLIC COMMENT

No Public Comments were brought before the Board.

MANAGEMENT/
OPERATIONS
MATTERS

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

Operations and Maintenance Report: Mr. Kenfield reviewed the Operations and Maintenance Report with the Board and answered questions. Director Walsh asked for clarification regarding expectations for Spear Security pertaining to breaks and leaving the premises as well as leaving the gate open for the pool. Director Walsh also discussed areas of concern with grass patches and additional graffiti on the basketball hoops.

Senate Bill 23-110 Special Meeting: Ms. Randazzo reviewed with the Board the new Senate Bill 23-110 Special Meeting and answered questions. Following review and discussion it was the direction of the Board to schedule the meeting on September 18, 2023 from 7:30-8:30 following the regularly scheduled board meeting.

Violation Write-Offs: Ms. McCutchen presented to the Board the violations in the amount of \$1875.00 for former residents and requested approval to write those charges off. Following review and discussion, upon motion duly made by Director Walsh, seconded by Director Paul, and upon vote, it was

RESOLVED to approve the violation write-offs in the amount of \$1875.00 for former residents.

Collection Policy and Resolution: Ms. McCutchen reviewed with the Board the Collection Policy and Resolution 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

RESOLVED to approve the Collection Policy and Resolution, as presented.

ARC Committee Members: Ms. McCutchen provided an update on the ARC Committee Members and answered questions.

2022 AMENDED
BUDGET HEARING

Ms. Randazzo opened the Amended 2022 Budget Hearing to the public. Ms. Randazzo reported that notice of the hearing had been published on July 13, 2023, in accordance with state budget law. There being no public input, the

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public hearing portion of the budget discussion was closed. The Board discussed amending the 2022 Budget. The revised budget for consideration is as follows:

General Fund Expenditures: \$293,900.00

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

RESOLVED to approve the Resolution to Adopt the Amended 2022 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.

LEGAL MATTERS

There were no Legal Matters brought before the Board.

DIRECTOR'S ITEMS

Social Committee Update: Director Walsh asked for an update on the Social Committee. Ms. Randazzo reported there were four volunteers. Following discussion, it was the direction of the Board to authorize Director Walsh to provide direction on the Social Committee.

Pool Maintenance and Operation Discussion: Director Walsh requested the pool be prepped for opening for the season in 2024 by cleaning the pool deck, the stains, and moving chemicals in a more appropriate area.

Homeowner Communications: Director Walsh inquired about other means of communications and strategies to get district business out to homeowners and wanted to discuss options further with Ms. McCutchen and Ms. Randazzo offline.

Neighborhood Signage: Director Walsh reported there was still old signage representing the previous management company and requested Pinnacle to look into updating the signs around the district to promote Pinnacle's presence.

Vandalism Mitigation: Director Walsh expressed the chronic issues with vandalism around the district and discussed strategies on mitigating these issues around the neighborhood.

OTHER MATTERS

Director Walsh requested Mr. Kenfield to address the weeds near the garden boxes and additional landscape maintenance with the grass patch in the pool area. Mr. Kenfield reported he would address these concerns with EDI.

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Director Walsh requested an update on the Dumpster Day Event being held for the district. Ms. Randazzo reported she was in contact with the company and was pending a response.

ADJOURNMENT

Upon motion duly made by Director Paul, seconded by Director Colby and, upon vote unanimously carried, the meeting was adjourned at 7:06 p.m.

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

Respectfully Submitted,



For Jordan Wood, Secretary for the Meeting