

Riverdale Dunes Metropolitan District

Special Board Meeting Minutes

Meeting Date: Monday, October 17, 2022

Meeting Time: 6:02pm to 7:01pm

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 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 special 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 Paul motioned to approve the agenda. Director Colby seconded the motion and the Board voted 5-0 to approve the agenda.

- 2) Review and Approval of Minutes for the September 19, 2022 Board Meeting: Director Paul motioned to approve the minutes as presented. Director Colby seconded the motion and the Board voted 5-0 to approve the motion.

V. Public Comments – None

VI. Director Matters

The Board discussed online meeting courtesy for Board members, discussed Board members leaving cameras on for all in attendance to see Board members unless certain circumstances do not allow it.

The Board discussed proper procedures and policies that need to be followed as set in place currently.

The Board discussed communication within Board members outside meetings via emails and/or text messages. The Board agreed all communications will be via email. The Board agreed they would like Board members check their Board emails on a regular basis for better communication.

Director Walsh expressed concern regarding neighborhood communication. Director Walsh and Director Colby will continue to discuss communication via Facebook for the community.

VII. Financial and Contractual Matters

- 1) Review and consider payment of claims: The Board reviewed the schedule of check payments (#100489 to #100499) totaling \$68,210.08. Director D. Lynch motioned to approve the payments as presented. Director Paul seconded the motion and the Board voted 5-0 to approve the motion.
- 2) Review and consider property management company bids: The Board reviewed and discussed property management companies. The Board did not make a final decision during the meeting.

X. Adjournment (7:01pm)

There being no further business to come before the Board, and upon motion duly made by Director Walsh and unanimously carried, the meeting was adjourned. The next special Board meeting is scheduled for Monday November 21, 2022 at 6:00pm Belle Creek Family Center at 10693 Belle Creek Blvd Commerce City, CO 80640.

DocuSigned by:

694E53002589442
Board Member

12/6/2022

Date