

Riverdale Dunes Metropolitan District

Regular Board Meeting Minutes

Meeting Date: Monday, July 18, 2022

Meeting Time: 6:00pm to 9:32pm

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 (6:01pm)

The meeting of the Board of Directors of the Riverdale Dunes Metropolitan District No. 1 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 and Jessica Reynolds from Wolfersberger, LLC, and the following homeowners: (1) Paul and Jacki Cuin (9529 E 112th Pl.), (2) Adrian Cortez (9660 E 113th Ave), (3) Jeremiah and Desiree Vigil (11252 Emporia St), (4) John Baker (9619 E 112th Dr.), (5) Jamie Dolos (9839 E 113th Ave), and (6) Kaleigh Walsh (9825 E 113th Dr.).

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 and log-in details for the online meeting 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 D. Lynch 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 May 16, 2022 Board Meeting: Director D. Lynch 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

- 1) Mr. Adrian Cortez requested some additional information regarding covenant enforcement and fines associated with his address. The District Manager offered, and Mr. Cortez agreed to connect the next day discuss the violations and fines directly.
- 2) Mr. Jeremiah Vigil questioned why the meeting was held online instead of in person. The District Manager reported that online meetings are often more convenient for homeowners to attend and that the schedule of meetings can be found on the Metro District website, noting that both in person and online meetings are available throughout the year.

Director Matters

- 1) Election of Board Positions: The Board elected directors to the following positions:

Director D. Lynch motioned to appoint herself as President. Director Colby seconded the motion and the Board voted 2-2-1 with Director Paul and Director Walsh voted against the motion and Director A. Lynch abstained from voting. The motion failed. Director Walsh motioned to appoint Director Paul as President. The motion was seconded by Director Paul and the Board voted 2-3 against the motion. Director Colby, Director D. Lynch and Director A. Lynch voted against the motion. The motion failed. Director Paul motioned to appoint Director Walsh as President. The motion was seconded by Director Walsh and the Board voted 2-2-1 with Director Colby and Director D. Lynch voted against the motion and Director A. Lynch abstained from voting. The motion failed. Director Colby motioned to appoint himself as President. The motion was seconded by Director D. Lynch and the Board voted 3-2 in favor of the motion with Director Paul and Director Walsh against the motion. The motion passed and Director Colby was appointed to serve as President.

Director Paul motioned to appoint himself as Vice President. Director Colby seconded the motion and the Board 4-1 in favor of the motion The motion passed and Director Paul was appointed to serve as Vice President.

Director Paul motioned to appoint Director D. Lynch as Treasurer. Director Walsh seconded the motion and the Board voted 4-1 in favor of the motion with Director D. Lynch voting against the motion.

The motion passed and Director D. Lynch was appointed to serve as Treasurer. Director Walsh motioned to appoint Director A. Lynch as Secretary. Director Paul seconded the motion and the Board voted 5-0 in favor of the motion. The motion passed and Director A. Lynch was appointed

to serve as Secretary.

2) Director Walsh requested a training session with Altitude Law to better understand the collection process and the Boards duties within the process. Director Walsh also requested additional sources of training to serve on the Metro District.

Action Item 01: The District Manager will schedule a special meeting with Altitude Law to be held within the next 30 days.

3) The District Manager presented information about the upcoming SDA Conference September 13-15, 2022 and requested any Board members interested in attending the conference to contact her so that appropriate reservations can be made.

VI. Financial and Contractual Matters

- 1) Review and consider payment of claims: The Board reviewed the schedule of check payments (#100440 to #100454) totaling \$80,718.63. Director Colby motioned to approve the payments as presented. Director D. Lynch seconded the motion and the Board voted 5-0 to approve the motion.
- 2) 2022 Financial Statements: The District Manager reviewed with the Board the District's financial statements for the period ended June 30, 2022. Approximately 100% of the District's property tax revenue has been collected through June 30, 2022. Cash in the District's checking and CSAFE accounts as of June 30, 2022 totaled \$169,897 and \$207,065, respectively.

Year-to-date expenses through June 30, 2022 in the operating fund are as follows:

Expense Category	Actual	Budget	\$ Difference	% Difference
Administrative Costs	\$ 33,678	\$34,800	\$1,122	3%
Landscaping Costs	38,236	38,250	14	0%
Capital Asset Maint	5,521	10,050	4,530	45%
Pool Operation	22,985	30,512	7,527	45%
Non-Controllable Costs	27,147	22,000	(5,147)	-23%
Total Costs	\$ 158,867	\$171,912	\$13,045	8%

VII. Landscape / Capital Asset Matters

- 1) Status update – Emerald Isle: Mr. Dohmen from Emerald Isle was unavailable to attend the meeting. The District Manager reported that having had an onsite meeting with Mr. Dohmen, many of the issues with the landscaping have been noted and directly discussed with Mr. Dohmen. The District Manager reported that the landscapers will be applying a post emergent treatment on the turf areas to alleviate the growing weeds within the turf. The Board expressed their frustration and concern at the level of service they are receiving from Emerald Isle. The Board requests an onsite meeting with Mr. Dohmen and his supervisors as soon as possible. The Board noted that the retention pond cleanup has not

yet been completed.

Action item 03: The District Manager will schedule an onsite meeting with Emerald Isle.

Action item 04: The District Manager will request an update on the retention pond clean up.

VIII. Pool/Playground Matters

- 1) Status update – Pool shade install project (A-Z recreation): The District Manger reported that this project is complete and looks great.
- 2) Review and discuss bird strips for canopies: Director Walsh reported that there are birds resting under the shade canopies, resulting in bird waste being deposited in the pool area. Director Walsh would like to look into obtaining bird strips to eliminate this problem. Director A. Lynch noted that the warranty of the shade might be affected by the installation of bird strips. Director Paul motioned to obtain bids for the bird strips. Director A. Lynch seconded the motion and the board voted 5-0 in favor of the motion.

Action item 05 – The District Manager will request bids for bird strips.

- 3) Review and discuss winter storage of cushions and furniture at the pool: Director Walsh would like to obtain a storage shed to store the chair cushions at the pool over winter. Director Walks motioned to authorize the District Manager to obtain bids for a storage solution for the cushions. Director Paul seconded the motion and the Board voted 5-0 in favor of the motion. The District Manager reported that the pool furniture clean up is provided within their contract with R & R Aquatics.

Action item 06 - The District Manager will request bids for a storage solution for the pool cushions.

- 4) Status Update- sports playground nets: Director Walsh expressed frustration at the length of time it has taken to get the hockey nets replaced. The District Manager reported that the replacement nets were ordered at the end of May but have not yet been delivered, and that they would follow up on the delay of delivery. Director Paul motioned to purchase the nets directly from a website. Director Walsh seconded the motion and the Board voted 5-0 in favor of the motion. Director Walsh agreed to forward a link to the District Manager and the District Manger will complete the online purchase.
- 5) Review and consider contract review for R & R Aquatics. The Board discussed their frustrations about the pool opening and maintenance. The Board would like to have a more open communication with the contractor. The Board noted that trash seems to be filling up faster than it can be collected. Director D. Lynch suggested obtaining an extra trash bin and an extra cleaning of the pool area. Director Walsh motioned to approve an extra trash bin and cleaning of the pool area. Director Paul seconded the motion and the Board voted 5-0 in favor of the motion.

Action item 07 – The District Manager will request an extra trash bin for the pool and

schedule additional cleaning of the pool area.

- 6) Status update – pool equipment. Director Walsh reported that the water heater and filters at the pool were in in disrepair. Director A. Lynch volunteered to identify a pool specific contractor to assist in repairing or replacing the water heater. Director Walsh motioned to have Director A. Lynch locate a pool specific vendor for this project. Director A. Lynch seconded the motion and the Board voted 5-0 in favor of the motion.
- 7) Review and discuss-replacing concrete slab at pool: Director Walsh reported that the concrete slab located at the handrail entrance of the pool is cracked. It had been repaired previously, but the entire slab needs to be replaced. Director Paul motioned to approve the District Manager to obtain bids from concrete vendors to replace the slab of concrete. Director A. Lynch seconded the motion and the Board voted 5-0 in favor of the motion.

Action item 08 – The District Manager will request bids to replace the concrete slab.

- 8) Review and discuss Dunes-specific handyman/maintenance person: Director Walsh expressed concern about the length of time it takes to obtain bids from vendors to do a host of small repair projects for the Metro District. Director Walsh would like the Board to consider identifying a Riverdale Dunes specific handyman that could assist in these projects quickly. Director D. Lynch expressed concern about the handyman being licensed and insured with the state of Colorado. Director Paul motioned to authorize the District Manager is locating a possible handyman for the Metro District. Director Walsh seconded the motion and the Board voted 4-1 in favor of the motion with Director D. Lynch in opposition.

IX. Social Calendar Matters

- 1) Review and consider BBQ bids: The Board discussed the remaining events on the Social Calendar. In lieu of another BBQ, Director A. Lynch would like to host a block party. The Board requested additional information, plans and budget for the block party. Director A. Lynch will provide this information at a later date.
- 2) Review and discuss Community Yard Sale and Dumpster Days: The Board discussed and decided against hosting a Community Yard Sale but agreed to assist with banners if requested by homeowners. The Board discussed and decided to hold a Dumpster Day on Saturday September 17th, 2022, from 8 am to 11 am.

Action Item 09 – The District Manager will schedule the Trash Vendor for the Dumpster Day Event.

X. Covenant Enforcement & Architectural Review Matters

- 1) Review and consider homeowner appeals:
 - 1) Account #100708502: The homeowner requests early access to the pool to swim laps. The Board discussed and decided against granting specific permission to a homeowner.

Action item 10 – The District Manger will notify the homeowner of the Boards decision.

- 2) Review Covenant Enforcement Report: The District Manager briefly reviewed with the Board the covenant enforcement activity summary and detail reports for the period May 10, 2022 through June 30, 2022. During this period, 49 new violations were identified, and 102 violations were closed. The 122 open violations consisted of the following:

Violation Category	# of open violations	# of violations at the fine stage
Front yard landscaping violations	48	26
Backyard landscaping violations	33	16
Home exterior structure violations	9	1
Architectural Guideline violations	16	9
Outside nuisances	1	-
General storage violations	5	3
Fence violations	7	1
Vehicle violations	2	1
Trash violations	8	3
Seasonal-related violations (snow removal, holiday lights, etc)	0	-
Total Open Violations	127	64

- 3) Review the Property Fine Report: The District Manager reviewed the property fine ledger with the Board noting fines and legal fees totaling \$50,274 have been assessed through June 01, 2022. 22 property accounts with significant on-going property maintenance violations have been turned over to the attorneys for legal action. The balance due in fines and legal fees on these accounts totals \$37,666 (75% of the total balance due from homeowners). In addition, 4 homeowners now have fines over \$400.00 and will be forwarded to the attorney for collections as determined by the Board's Collection process.
- 4) Status update - the ARC Committee: The District Manager reported that since the last meeting, the ARC committee had approved 4 Design Review Requests and have denied 2 Design Review Requests.

X. Adjournment (9:32pm)

There being no further business to come before the Board, and upon motion duly made by Director Colby and unanimously carried, the meeting was adjourned. The next regular Board meeting is scheduled for Monday September 19, 2022 at 6:00pm 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

DocuSigned by:

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 Board Member

11/21/2022

Date

