

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF RIVERDALE DUNES METROPOLITAN DISTRICT

HELD  
March 20, 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  
Andrew Lynch, Secretary  
Emily Walsh, Director  
Diane Lynch, Treasurer

#### Also in Attendance:

Shannon McEvoy, Nicole Wing, Christy McCutchen, Ronnie Kenfield, and Wendy McFarland; Pinnacle Consulting Group, Inc.

### CALL TO ORDER

The meeting was called to order at 6:01 p.m. by Director Colby, noting that a quorum was present.

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### CONFLICT OF INTEREST DISCLOSURE

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

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### APPROVAL OF AGENDA

The Board considered the agenda. Director Walsh requested that the Board amend the agenda to add item V D. Address Transfer of Violation Letters from Wolfersberger, LLC. Director Colby requested that the Board amend the agenda to also add item II B. Change of Financial Organization. Upon motion duly made by Director Paul, seconded by Director Colby, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as amended.

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### APPROVAL OF MINUTES

The minutes of the January 30, 2023, Special Board Meeting were presented and reviewed. Following review and discussion, upon motion duly made by Director Walsh, seconded by Director Paul, and upon vote, unanimously carried, it was

**RESOLVED** to approve the minutes of the January 30, 2023, Special Board Meeting, as presented.

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### PUBLIC COMMENT

There were no citizens present and no public comments received.

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### FINANCIAL ITEMS

Financial Update: Ms. McFarland provided a financial update to the Board and answered questions. Ms. McFarland reported that she is collaborating with Director Colby to gain access to the District's account with Chase Bank and ensured that this is a high priority. Director Paul requested that the vendors be made aware that payments may be behind.

Change of Financial Institution: Ms. McFarland requested approval to switch the District's bank account from Chase Bank to 1st Bank.. Following review and discussion, upon motion duly made by Director Paul, seconded by Director Walsh, and upon vote, unanimously carried, it was

**RESOLVED** to approve switching banks from Chase Bank to 1st Bank once an account is set up.

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### MANAGEMENT/ OPERATIONS MATTERS

Manager's Report: Mr. McEvoy 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. Mr. Kenfield requested a meeting with a Board Member and Speer Security to come to an understanding and an agreement of the pool rules. The Board appointed Director Paul to be a part of the meeting with Speer Security. Mr. Kenfield presented and discussed with the Board the estimated costs of removing 10 pet waste stations, re-installing 10 new pet waste stations, and weekly service of the pet waste stations with the DOGIPOT system through Muttley's Maids. The Board directed Mr. Kenfield to seek an estimate from Environmental Design, Inc. for the installation and maintenance of 10 pet waste stations.

Mr. Kenfield also presented and discussed with the Board the estimated cost of engagement with Environmental Designs, Inc. for general landscape designs and native management in the amount of \$41,935.58. Director Walsh stressed the importance of preparing the irrigation system for the spring in a timely manner.

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Mr. Kenfield also presented and discussed with the Board the estimated cost of an access control system for the pool with ProSec Integration, LLC., which includes installation, software, warranty, and a camera system with remote viewing in the amount of \$10,674.00. Following review and discussion, upon motion duly made by Director Paul, seconded by Director Walsh, and upon vote, unanimously carried, it was

**RESOLVED** to approve the engagement of Environmental Designs, Inc. for general landscape services, to include snow removal and native management, in the amount of \$41,935.58.00, pending verification of the final dollar amount and final approval by Director Colby.

**FURTHER RESOLVED** to approve the access control system for pool with ProSec Integration, LLC. to include installation, software, warranty, and camera system with remote viewing in the amount of \$10,674.00, subject to inclusion of Wi-Fi cost and final approval by Director Colby.

Engagement with SV Clean: Mr. Kenfield discussed the services provided by SV Clean with the Board and recommended engaging SV Clean to thoroughly clean the pump room. Director Walsh requested that anything contaminated in the pump house be replaced. Following review and discussion, upon motion duly made by Director Paul, seconded by Director Walsh, and upon vote, unanimously carried, it was

**RESOLVED** to engage SV Clean to perform the clean-up of the pump room.

Covenant Enforcement & Architectural Review Status Update: Ms. McCutchen provided an update of Covenant Enforcement & Architectural Review to the Board and answered questions. Ms. McCutchen recommended waiving violation letters that have not gone to legal counsel and to start with a clean slate of violations in April. Following review and discussion, upon motion duly made by Director Paul, seconded by Director Walsh, and upon vote, unanimously carried, it was

**RESOLVED** to waive violations that have not been provided to legal counsel and to start issuing violations starting in April.

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### DIRECTOR'S ITEMS

Neighborhood Events: Director Walsh discussed continuation of neighborhood events and how to notify the residents of the events with the Board. The Board decided to table this discussion until the next meeting so they could receive feedback from the residents.

Pool Vendors and Opening Schedule: Director Walsh stated that she would like the pool to be open on Memorial Day weekend without delay.

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OTHER  
MATTERS

There were no Other Matters brought before the Board.  
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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.  
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The foregoing constitutes a true and correct copy  
of the minutes of the above-referenced meeting.

Respectfully Submitted,

  
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Nicole Wing, Secretary for the Meeting