

Riverdale Dunes Metropolitan District

Regular Board Meeting Minutes

Meeting Date: Monday, May 16, 2022

Meeting Time: 6:01pm to 8:06pm

Meeting Location: Belle Creek Family Center at 10693 Belle Creek Blvd Henderson, CO 80640

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 via phone call

Also, in attendance was Annemarie Tucker and Jessica Reynolds from Wolfersberger, LLC, Nick Dohmen from Emerald Isle, and the following homeowners: (1) Paul and Jacki Cuin (9529 E 112th Pl.), (2) Cynthia Butler (10089 E 113th).

II. Call to Order

Meeting was called to order by Director D. Lynch. Director D. Lynch 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.

Director Colby joined the meeting 6:04 pm.

IV. Administrative Matters

- 1) Review and approve meeting agenda: Director D. Lynch motioned to approve the agenda. Director Paul seconded the motion and the Board voted 4-0 to approve the agenda.
- 2) Review and Approval of Minutes for the March 21, 2022 Board Meeting: Director Colby motioned to approve the minutes as presented. Director Paul seconded the motion and the Board voted 4-0 to approve the motion.
- 3) Status Update – Board Election: The property manager reviewed the results of the completed election for the Board of directors. Emily Walsh and Mathew Paul were the winners of the election and are now seated on the Board of directors. The Board discussed and decided that Board Appointments will be decided when all of the Directors are present. Director A. Lynch requested an itemized cost of election to be provided for review.

Action Item 1: The District Manager will provide an itemized cost list of the election for the Board.

V. Public Comments - None

VI. Director Matters – None

Director Walsh joined the meeting via phone at 6:16pm.

VII. Financial and Contractual Matters

- 1) Review and consider payment of claims: The Board reviewed the schedule of check payments (#100427 to #100439) totaling \$62,205.62. Director D. Lynch motioned to approve the payments as presented. Director Colby 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 April 30th, 2022. Approximately 48% of the District's property tax revenue has been collected through March 31, 2022. Cash in the District's checking and CSAFE accounts as of April 30, 2022 totaled \$67,428 and \$399,557, respectively.

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

Expense Category	Actual	Budget	\$ Difference	% Difference
Administrative Costs	\$ 29,988	\$20,133	\$(9,855)	-49%
Landscaping Costs	8,618	24,681	16,063	65%
Capital Asset Maint	3,002	4,800	1,798	37%
Pool Operation	4,565	8,296	3,731	45%
Media & Recreation Costs	0	0	0	0%
Non-Controllable Costs	15,560	13,667	(1,893)	-14%
Total Costs	\$ 61,733	\$71,577	\$9,844	86%

VIII. Landscape / Capital Asset Matters

- 1) Status update – Emerald Isle: Mr. Dohmen from Emerald Isle reviewed the current status of the landscaping within the Metro District. Several Board members expressed their concern about the lack of watering in several areas and the rampant weed growth near the sports park. Mr. Dohmen provided information regarding the delay in receiving the back flows from the prior landscapers and how that has affected the current condition of the landscaping. Director D. Lynch reported that the dog waste stations needed to be properly stocked. Mr. Dohmen agreed to meet with the landscaping crew and review the correct process of how to stock the pet waste stations. Mr. Dohmen committed to provide a weekly update to the Board on the current status of the landscaping.

The Board discussed the need to extend the current bid from Emerald Isle for cleaning the drainage canal to include the larger detention area on the west side of the Metro District.

Action Item 2: The District Manager will get a bid from Emerald Isle to include the larger detention area to be cleaned out.

- 2) Status update - pool house roof replacement and gutters. The District Manager reported that the pool house roof and gutter replacements have been completed.
- 3) Review and discuss capital project ideas, splash pad, dog park, etc. The Board discussed and decided to focus the Board's attention to the maintaining and upkeep of current capital projects, including weed barrier being installed at the sports park rock beds and improving lighting in common areas. Director Walsh offered to lead the lighting project on behalf of the Board and will forward any identified information to the District Manager.

IX. Pool/Playground Matters

- 1) Status update – Pool shade install project (A-Z recreation): The District Manger reported that the sun sails have been successfully installed. Director D. Lynch suggested that the minor stucco damage from the installation should be repaired and painted. The Board agreed and requested the district manager to obtain a bid for the repair and paint.

Action Item 3: The District Manager will request a bid for stucco repair and touch up paint at the pool house.

- 2) Status update – pool furniture ordered form A-Z recreation: The District Manager reported that A-Z recreation does not have a set delivery date for the ordered pool furniture. The District Manager has discussed with the vendor that the pool opening date is May 28, 2022 and that the Board is hopeful that the furniture will arrive by that time.
- 3) Status update – Sports playground nets: The District Manager reported that all of the replacement nets have been ordered, but not yet received. Director D. Lynch noted that the hockey frames and nets are damaged and needs to be replaced. Director Paul noted that the bark at the playground seemed very low and needed to be enhanced. Director Colby suggested the Board consider that addition of 2 picnic tables within the pool area that could be reserved by homeowners. Director A. Lynch also reported that the pavilion tables and

cement needs to be power washed. In addition, Director Colby suggested that the Board consider two additional dog waste stations on East 113th pass through to the trail north of the district. The Board agreed to the necessity of adding additional pet waste stations as suggested.

Action Item 4: The District Manager will request a bid to replace the hockey frames and nets.

Action Item 5: The District Manager will request a bid to enhance the bark level at the playground.

Action Item 6: The District Manager will request a bid to add 2 picnic tables to the pool area

Action Item 7: The District Manager will request a bid to power wash the tables and cement at the pavilion.

Action Item 8: The District Manager will request a bid to add two pet waste stations.

- 4) Status Update- pool gate guard contract with Spear Security: The District Manager reported to the Board that the Board's specific concerns regarding the pool gate guards were discussed with the contractor.
- 5) Review and consider key fob installation for pool gate. The Board reviewed the bid from Key Rite Security for the key fob installation for the pool gate. The Board discussed and decided to postpone the installation of the key fob station to later this year, after the pool season.
- 6) Review and consider pool bathroom cleaning big from Legacy Construction Cleaning: The Board discussed the bid from Legacy Construction Cleaning to maintain the bathrooms at the pool area for the summer. The District Manager noted that the removal of the vacuum pool was added to the agreement. Director A. Lynch motioned to accept the bid from Legacy Construction Cleaning. Director D. Lynch seconded the motion and the Board voted 5-0 in favor of the motion.

Action Item 9: The District Manager will forward the contract to Director Colby to sign the contract.

X. Social Calendar Matters

- 1) Review and consider BBQ bids: The Board reviewed and discussed the bids from 5 BBQ vendors. The Board decided against holding a community BBQ at this time and looking for other community events that could be offered.

XI. Covenant Enforcement & Architectural Review Matters

- 1) Review and discuss Flock Safety license plate recognition services: The Board discussed and decided to no longer pursue a contract with Flock Safety.

- 2) Review and discuss reinstatement of street parking services: Director D. Lynch shared the information she had gathered from Commerce City regarding parking enforcement. The District Manager reported information she had gained at a meeting with the Commerce City Code Enforcement Department. There is no way for the Metro District to enforce any parking restrictions because the streets are public areas. Director D. Lynch requested the old poles from parking signage to be removed. In addition, the old booting system needs to be removed.

Action Item 9: The District Manager will get a bid for the removal of the posts and booting system.

- 3) Review and consider homeowner appeals:

1) AC#1007055001: The homeowner was seeking approval for replacement of siding for their home. The homeowner noted that the siding manufacturer required the siding to be painted at the time of installation. If the homeowner painted the siding after the installation, the manufacturer warranty would be invalid. The manufacturer’s available paint color is close to an approved color scheme for the Metro District but was not an exact match. The Board discussed and decided that with written verification from the manufacturer, the paint color specified by the manufacturer would be allowed. The homeowner agreed to locate and forward the written verification from the manufacturer to the District Manager.

- 4) Review Covenant Enforcement Report: The District Manager briefly reviewed with the Board the covenant enforcement activity summary and detail reports for the period March 1, 2022 through May 9, 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	40	26
Backyard landscaping violations	32	16
Home exterior structure violations	10	7
Architectural Guideline violations	15	10
Outside nuisances	-	-
General storage violations	5	3
Fence violations	2	-
Vehicle violations	3	2
Trash violations	13	2
Seasonal-related violations (snow removal, holiday lights, etc)	2	1
Total Open Violations	122	67

- 5) Review the Property Fine Report: The District Manager reviewed and discussed with the Board the Property Fine report. The District Manager identified eight homeowner accounts with open violations and having fine balances over \$400.00. Director Colby

motioned to send these eight accounts to the attorneys for code enforcement. Director D. Lynch seconded the motion and the Board voted in favor of the motion 5-0.

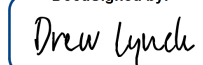
Action # 10: The District Manager will forward the identified homeowners to the attorneys for code enforcement.

- 6) Status update - the ARC Committee: The Board discussed the need to add a member to the ARC Committee to avoid tie decisions. Director A. Lynch offered to assist in the managing of the Architectural Review forms submitted by the homeowners.

Action Item 14: The District Manager will update the group email to reflect the addition of A. Lynch to the ARC Committee.

X. Adjournment (8:06pm)

There being no further business to come before the Board, and upon motion duly made by Director D. Lynch and unanimously carried, the meeting was adjourned. The next regular Board meeting is scheduled for Monday July 18, 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:

694E53002589442

Board Member

8/13/2022

Date