

Riverdale Dunes Metropolitan District

Special Board Meeting Minutes

Meeting Date: Monday, August 01, 2022

Meeting Time: 6:10pm to 9:32pm

Meeting Location: Belle Creek Family Center at 10693 Belle Creek Blvd Commerce City, CO 80640.

I. Roll Call (6:10pm)

A special 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 Charles Wolfersberger (District Managers) from Wolfersberger, LLC, Paul Rufien with Rufien Law Office (District's legal Counsel); and Jeff Smith (Altitude Community Law). 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 Walsh seconded the motion and the Board voted 4-0 to approve the agenda.

- 2) Review and Approval of Minutes for the July 18, 2022 Board Meeting: Director Paul motioned to approve the minutes as presented. Director Walsh seconded the motion and the Board voted 4-0 to approve the motion.

V. Public Comments – None

VI. Director Matters – None

VII. Financial and Contractual Matters

- 1) Review and consider payment of claims: The Board reviewed the schedule of check payments (#100455 to #100469 plus #73) totaling \$56,581.99. Director Paul motioned to approve the payments as presented. Director Walsh seconded the motion and the Board voted 4-0 to approve the motion.

X. Executive Session

Director Colby motioned to open executive session at 6:13pm per section C.R.S. 24-6-402(4)b and (e) to obtain legal advice regarding unsatisfactory services provided by contractors. Director Paul seconded the motion and the Board voted 4-0 to approve the motion.

Director A. Lynch arrived at the meeting at 6:32pm.

Director Colby motioned to close Executive Session at 7:45pm. Director Walsh seconded the motion and the Board voted 5-0 to approve the motion.

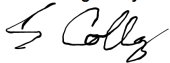
No Board actions were taken during executive session.

XI. Post Executive Session

Mr. Wolfersberger notified the Board that Wolfersberger, LLC would not be renewing the management/accounting contract with the District for the 2023 year. He expressed his appreciation to the Board for the opportunity to serve the District and the Dunes Park community since July 1, 2016. He also expressed his appreciation for the many homeowners and neighbors who supported his efforts since 2010 to consolidate the HOA operations into the District.

XII. Adjournment (7:45pm)

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

9/21/2022
Date