

# RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
WATERVIEW I METROPOLITAN DISTRICT  
HELD  
January 18, 2022**

A Regular Board of Directors' Meeting of the Waterview I Metropolitan District was held on January 18, 2022, at 7:00 p.m. at 400 Security Boulevard, Colorado Springs, CO 80911, and available virtually via Zoom. The meeting was open to the public.

**ATTENDANCE:**

In Attendance or Participating were Directors:

Hollie Arrington; President  
Doyle Chambers; Assistant Secretary  
Jason Johnson; Assistant Secretary  
Sean Stanton; Assistant Secretary (participated via Zoom)

Also present or participating were:

Katie Hewett  
Nick Howard  
Stephanie Howell  
Martin  
Emma Lange  
Adam Morley  
Addie Muransky  
Kristan Zamaripa  
Taylor Anderson  
Emma Lange  
Kurt C. Schlegel, Special District Solutions, Inc.

**CALL TO ORDER:**

Director Arrington noted that a quorum of the Board was present, and the meeting was called to order at 7:01 p.m.

**CONFLICTS &  
DISCLOSURE  
STATEMENTS:**

Mr. Schlegel stated that the required Conflict Disclosure forms had been filed with the Secretary of State's office. The Directors stated they had no known additional conflicts of interest regarding District business to report.

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**APPROVAL OF AGENDA:** Director Arrington moved that the Board approve the Agenda as presented. Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

**CONSENT AGENDA:** Director Arrington moved that the Board approve the Consent Agenda, consisting of the following items, as presented:

- Minutes from the November 16, 2021 Regular Meeting

Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

**CORRESPONDENCE:** Mr. Schlegel presented a letter received from Evergreen Development Company regarding a possible re-zoning of a parcel of land within the District's boundaries that is currently zoned for commercial development. The developer will be requesting from El Paso County a re-zoning to multi-family. The Board requested that Mr. Schlegel post this letter to the District's website and urged residents to respond to the letter if they so choose.

**PUBLIC COMMENT:** None.

**UNFINISHED BUSINESS:** District Park: Mr. Schlegel stated he has contacted El Paso County regarding the submission process and that an estimated cost to proceed will exceed \$5,000. The Directors discussed the situation and a recommendation that residents of the District pursue donations that can then be used to fund the permitting and construction of a park project.

Vacancy on the Board: Mr. Schlegel discussed the existing vacancy on the District's Board of Directors and stated that a vacancy notice has been posted to the District's website.

**NEW BUSINESS** Budget and Covenant Enforcement Discussion. A request was received from a resident requesting information regarding the District's budget, current contracts for service, Board member information, and enforcement of District Covenants. Mr. Schlegel stated that he had responded to the records request and provided the requested documentation to the resident.

One item that the resident expressed concern over was the fact that the District is not enforcing the requirement to either fence in

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or landscape rear yards within the District. Mr. Schlegel informed the Board that his firm, in error, had not been enforcing Section 3.13 of the District's Covenants and that Covenant Enforcement Notices have been sent to property owners who have not yet complied with this section. These cases will be pursued to achieve compliance.

## FINANCIAL AND MANAGEMENT ITEMS:

Review of Cash Position and Financial Statements: Mr. Schlegel presented the District's Financial Statements dated December 31, 2021 for the Board's review.

Ratification of Payments Made Between Meetings: Mr. Schlegel presented a list of payments that have been made since the Board's last meeting. After review Director Arrington moved that the Board ratify the December 2021 claims presented totaling \$8,488.85 represented by checks #1102 through #1108. Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

Approval of January 2022 Claims: Mr. Schlegel presented a list of current claims for the Board's consideration. After review Director Arrington moved that the Board approve the claims presented for payment totaling \$6,822.43 represented by checks #1109 through #1117. Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

## DIRECTORS ITEMS:

None


## NEXT MEETING:

**Tuesday – March 15, 2022 @ 7:00 P.M.**

## ADJOURNMENT:

There being no further business to come before the Board at this time, and being duly moved and seconded, the meeting was adjourned at 7:47 p.m.

Respectfully Submitted:

  
Secretary for the Meeting