

# 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 21, 2020**

A Regular Board of Directors' Meeting of the Waterview I Metropolitan District was held on January 21, 2020, at 7:00 p.m. at 400 Security Boulevard, Colorado Springs, CO 80911. The meeting was open to the public.

**ATTENDANCE:**

In attendance were Directors:

Tracey Dumol, President  
Stephen Bell, Vice President  
Westin Greene; Secretary / Treasurer  
Doyle Chambers; Assistant Secretary  
Chad Wimberly; Assistant Secretary

Also, in attendance were:

Kurt C. Schlegel, Special District Solutions, Inc.  
Josh Zamarripa  
Sean Stanton  
Hollie Arrington  
Corey Wood  
Jason Johnson  
Mike Selby  
Jerilyn Yazzie  
Kiesha Maze  
Kathleen McCash  
Mary Vail  
Georgina Fiyak  
Aria Ramirez  
Kendra Morris

**CALL TO ORDER:**

Director Dumol noted that a quorum of the Board was present, and the meeting was called to order at 7:02 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.

# RECORD OF PROCEEDINGS

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

**CONSENT AGENDA:** Following a review of the minutes from the Regular Meeting held on December 17, 2019 Director Dumol moved that the Board approve the Consent agenda as presented. Upon a second by Director Wimberly, a vote was taken and the motion carried unanimously.

**CORRESPONDENCE:** None

**PUBLIC COMMENT:** Ms. Mace addressed the Board members regarding landscape maintenance of common areas, the District budget, and the proposed park.  
Other residents commented on various covenant enforcement matters.

**UNFINISHED BUSINESS:** District Owned and Maintained Park Facility: The District is now required to re-submit a proposed site plan for the proposed park. Director Wimberly volunteered to assist with this re-submission and follow-up.

Motorized Vehicles in District Owned Open Spaces: Director Wimberly commented that on several occasions he and other residents have witnessed individuals operating motorized vehicles in areas that are posted prohibiting such activities. Mr. Schlegel reminded all that since those areas have been posted, the El Paso County Sheriff's office may be contacted to report the incident and violators will be cited.

**NEW BUSINESS:** Synergy Homes – New Home Designs: Mr. Schlegel stated that he has been in contact with the developer that plans to build approximately 50 homes in the new residential area. The developer has submitted three (3) plans and has requested the Board's approval of these plans. Mr. Schlegel stated that he has requested, but not yet received, proposed exterior colors for the new single-family homes. Following some discussion Director Dumol moved that the Board conditionally approve the new home

# RECORD OF PROCEEDINGS

---

plans, pending the submittal and approval of exterior home colors. Upon a second by Director Greene, a vote was taken and the motion carried unanimously.

Variance Request: Mr. Schlegel presented a Variance Request he received from a resident requesting permission to operate a commercial coffee outlet on Cudahy Drive for a period of up to six (6) months. Following discussion, the Board members chose to take no action on the variance request due to the fact that this is not a home-based business and the coffee outlet is being operated on a County maintained Road away from existing homes.

Sidewalk Replacement Assistance: Mr. Schlegel stated that he was contacted by a resident who requested assistance from the District, with El Paso County, regarding sidewalk repair and replacement issues. Mr. Schlegel told the resident that he would present to the Board for their approval before he could assist. The Board members directed Mr. Schlegel to contact El Paso County staff and request an evaluation of existing curb, gutter, and sidewalk condition for possible repair and replacement.

## **FINANCIAL AND MANAGEMENT ITEMS:**

Review of Cash Position and Financial Statements: Mr. Schlegel presented the District's Financial Statements dated December 31, 2019 for the Board's review.

Approval of January 2020 Claims: Mr. Schlegel presented a list of claims for the Board's consideration. After review Director Greene moved that the Board approve the claims presented for payment totaling \$11,403.35 represented by checks #1242 through #1253. Upon a second by Director Dumol, a vote was taken and the motion carried unanimously.

May 5, 2020 Director Election: The District's next election is scheduled for May 5, 2020. At that time, one (1) Director will be elected to serve a two-year term and two (2) Directors will be elected to serve three-year terms to May 2023. Mr. Schlegel stated that as of today he has received two (2) Self-Nomination and Acceptance forms and will forward these to the District's Designated Election Official.

## **DIRECTORS ITEMS:**

None

# RECORD OF PROCEEDINGS

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**NEXT MEETING:**

**Tuesday – March 17, 2020 @ 7:00 P.M.**  
Security Fire Department  
400 Security Boulevard  
Colorado Springs, CO 80911

**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 8:10 p.m.

Respectfully Submitted:



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Secretary for the Meeting