

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
WATERVIEW I METROPOLITAN DISTRICT
HELD
September 17, 2024**

A Regular Board of Director's Meeting of the Waterview I Metropolitan District was held on September 17, 2024, at 7:00 p.m. at the Security Fire Department, 7600 Wayfarer Drive, Colorado Springs, CO 80925 and virtually via Zoom. The meeting was open to the public.

ATTENDANCE:

In Attendance were Directors:

Hollie Arrington; President
Doyle Chambers; Secretary / Treasurer
Jason Johnson; Assistant Secretary
John Reed; Assistant Secretary
Sean Stanton; Assistant Secretary

Also present or participating were:

Shawn Webb
Kurt C. Schlegel, Special District Solutions, Inc.

CALL TO ORDER:

Mr. Schlegel noted that a quorum of the Board was present, and Director Arrington called the meeting 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.

APPROVAL OF AGENDA:

Mr. Schlegel requested that the following item be added to the agenda under New Business – Review and Consideration of a Variance Request for Vinyl Fence. Director Arrington moved that the Board approve the Agenda as amended. Upon a second by Director Stanton a vote was taken, and the motion carried unanimously.

RECORD OF PROCEEDINGS

CONSENT AGENDA:

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

1. Approval of Minutes from the Regular Meeting of July 16, 2024.
2. Ratification of August 2024 payments totaling \$9,316.19 represented by Check #1339 - #1342.

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

CORRESPONDENCE:

None

PUBLIC COMMENT:

None

NEW BUSINESS:

Residential Improvement Guidelines: Mr. Schlegel presented a variance request received from a resident for the installation of a 6' vinyl privacy fence, to replace an existing cedar fence. The Directors discussed the pros and cons of an alternate fence choice and then directed Mr. Schlegel to develop a proposed change to the District's Residential Improvement Guidelines that would allow a specific vinyl privacy fence option for consideration by the Architectural Review Committee (ARC).

FINANCIAL AND MANAGEMENT ITEMS:

Review of Cash Position and Financial Statements: Mr. Schlegel presented the District's Financial Statements dated August 31, 2024 for the Board's review.

Approval of September 2024 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 \$159,659.70 represented by checks #1343 through #1353. Upon a second by Director Stanton a vote was taken, and the motion carried unanimously.

DIRECTORS ITEMS / COMMENTS:

Director Arrington requested clarification of the Residential Improvement Guidelines regarding the replacement and color of garage doors. Mr. Schlegel stated that while there is no specific section in the Guidelines regarding replacement or color(s) of garage doors, management has been enforcing that garage doors be painted the same as the main color of the home. Director

RECORD OF PROCEEDINGS

Arrington requested that Mr. Schlegel develop proposed wording for possible inclusion of garage door replacement and color choice guidance in the District's Residential Improvement Guidelines for review and consideration by the Board of Directors.

NEXT MEETING:

Tuesday – November 19, 2024 @ 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 7:33 p.m.

Respectfully Submitted:

Kurt Schlegel

Secretary for the Meeting