

# RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
WATERVIEW I METROPOLITAN DISTRICT  
HELD  
September 18, 2023**

A Regular Board of Director's Meeting of the Waterview I Metropolitan District was held on September 18, 2023, at 7:00 p.m. at the Security Fire Department, 400 Security Boulevard, Colorado Springs, CO 80911 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  
Sean Stanton; Assistant Secretary

Director Reed was unable to attend – excused absence.

Also present or participating were:

Samantha Clinch  
Lee McMain  
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 7:03 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:**

Director Arrington moved that the Board approve the Agenda as presented. Upon a second by Director Johnson a vote was taken, and the motion carried unanimously.

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## **CONSENT AGENDA:**

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

- Minutes from the July 18, 2023 Regular Meeting for approval
- August 2023 District Payments for ratification totaling \$5,939.89 represented by checks #1252 through #1255.

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

## **CORRESPONDENCE:**

Mr. Schlegel presented a copy of the 2023 Preliminary Certification of Value for the District that he received from El Paso County.

## **PUBLIC COMMENT:**

Ms. Clinch inquired about the proposed apartment complex to be built within the District's boundaries and the District's process for Covenant enforcement.

Mr. McMain inquired about the District's ability to enforce street parking and holiday lighting standards.

## **OLD BUSINESS:**

Open Space Tracts in Springs at Waterview, Filing No. 1: Mr. Schlegel stated that he has been working with the developer of that area to improve two (2) open space tracts prior to the District's Board of Directors consideration of accepting the two tracts. Weeds have been cut and weed barrier and rock has been installed at one tract, the second one is still in work. Pending the successful completion of improvements to the Open Space Tracts, the Board may be asked to consider accepting these as District responsibilities.

## **NEW BUSINESS**

Architectural Review Committee (ARC): Mr. Schlegel asked the Board to consider appointing three (3) members of the Board of Directors to the ARC, instead of the entire Board. Following discussion, Director Arrington moved that the Board appoint Directors Johnson, Reed, and Arrington to the ARC. Following a second by Director Chambers a vote was taken, and the motion carried unanimously.

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**FINANCIAL AND  
MANAGEMENT ITEMS:**

Review of Cash Position and Financial Statements: Mr. Schlegel presented the District's Financial Statements dated August 31, 2023 for the Board's review.

Approval of September 2023 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 \$13,830.66 represented by checks #1256 through #1267. Upon a second by Director Stanton a vote was taken, and the motion carried unanimously.

**DIRECTORS ITEMS:**

None

**NEXT MEETING:**

**Tuesday – November 21, 2023 @ 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 7:49 p.m.

Respectfully Submitted:

*Kurt C. Schlegel*

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Secretary for the Meeting