

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
WATERVIEW I METROPOLITAN DISTRICT
HELD
September 20, 2022**

A Regular Board of Director's Meeting of the Waterview I Metropolitan District was held on September 20, 2022, 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
John Reed; Assistant Secretary
Sean Stanton; Assistant Secretary

Also present or participating were:

Danielle Baccante
Sam Clinch
Jose Zamaripa
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 7:02 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.

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.

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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 19, 2022 Regular Meeting for approval
- August 2022 District Payments for ratification totaling \$16,566.93 represented by checks #1161 through #1166

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

CORRESPONDENCE:

None

PUBLIC COMMENT:

None

NEW BUSINESS

State of the Neighborhood: Ms. Baccante addressed the Board regarding her displeasure with the state of some homes and yards in the community, parking of personal vehicles and trailers on the streets, and weeds in the open spaces. The Board members and Mr. Schlegel described the Covenant enforcement process and acknowledged a lack of compliance by multiple property owners in the District. District management has and will continue to utilize the enforcement procedures for Covenant matters. Ms. Baccante suggested increasing the fines for non-compliance to the District's Covenants in order to encourage resident compliance. Mr. Schlegel stated that another cutting of the open spaces has been requested and the landscaper will carry out this task within the next two weeks.

Multi-Family Building Designs: Mr. Schlegel stated that he has discussed the review and approval process for building designs with the developer of the proposed apartment complex and is waiting to receive drawings for the Board to review.

Property Tract Dedication: Mr. Schlegel has received notification from SWV 85, LLC representatives of their desire to dedicate two (2) open space tracts in the newer residential development to the District. Mr. Schlegel is working with the land owner to determine what weed and erosion control will be required prior to the District considering acceptance of the proposed dedications.

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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, 2022 for the Board's review.

Approval of September 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 \$5,615.12 represented by checks #1167 through #1176. Upon a second by Director Stanton a vote was taken, and the motion carried unanimously.

DIRECTORS ITEMS:

None

NEXT MEETING:

Tuesday – November 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 8:30 p.m.

Respectfully Submitted:

Kurt C. Schlegel

Secretary for the Meeting