

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE WATERVIEW I METROPOLITAN DISTRICT HELD November 17, 2020

A Regular Board of Directors' Meeting of the Waterview I Metropolitan District was held on November 17, 2020, at 7:00 p.m. at 400 Security Boulevard, Colorado Springs, CO 80911. The meeting was open to the public.

ATTENDANCE:

Participating were Directors:

Hollie Arrington
Westin Greene; Secretary / Treasurer (via teleconference)
Doyle Chambers; Assistant Secretary
Jason Johnson; Assistant Secretary

Also present were:

Sean Stanton
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 7:00 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.

CONSENT AGENDA:

Following a review of the minutes from the Regular Meeting held on September 15, 2020 Director Arrington moved that the Board approve the Consent agenda as presented. Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

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CORRESPONDENCE: None

PUBLIC COMMENT: None

UNFINISHED BUSINESS: District Park: No Report

District Signs: The Directors discussed removing the posting boxes for the District since the website is now the current posting location for all District Notices. Mr. Schlegel will contact the District's landscaper to request them to remove these signs / boxes.

Front Yard Fencing: The Directors discussed the possibility of amending the District's Residential Improvement Guidelines to allow front yard fencing. The Board directed Mr. Schlegel to develop a DRAFT amendment to allow for front yard fencing based on their discussion and present to them for consideration at the January 2021 meeting.

NEW BUSINESS:

Appointment to Fill Board Vacancy: Mr. Schlegel stated that he has not yet received any letters of interest or intent from residents requesting to be appointed to fill the one (1) vacancy on the District's Board of Directors.

Waterview I Covenants – Supplemental: Mr. Schlegel presented a copy of the recorded Supplemental Declaration of Covenants and Restrictions that adds the new filing of residential properties to the Covenants document, that the Board members approved in between meetings. Director Arrington moved that the Board ratify the approval of the Supplemental Declaration of Covenants and Restrictions of Waterview, as presented. Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

Exterior Home Color Change Requests: The Board members discussed the process for residents to follow when requesting changes to the exterior colors of homes in the District. The Board members directed Mr. Schlegel to prepare a modification to the District's Residential Improvement Guidelines to include a requirement that residents paint a 3' x 3' test section on their

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homes when requesting exterior color changes so that the Board members can visualize the requested change(s). Mr. Schlegel will provide this for the Board's consideration at their January 2021 meeting.

Architectural Review Committee: The Board members discussed the membership of this Committee. Director Arrington moved that all Board members will be responsible for the functions of the Architectural Review Committee. Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

2021 Annual Administrative Resolution: Mr. Schlegel presented a proposed Annual Administrative Resolution for the Board's consideration. Director Chambers moved that the Board adopt Annual Administrative Resolution No. 2020-11-01 as presented. Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

2020 Audit: Mr. Schlegel presented an Engagement Letter from the Adams Group for the conduct of the 2020 Financial Audit, for the Board's consideration. Director Arrington moved that the Board approve the engagement of the Adams Group to complete the 2020 Financial Audit for the District. Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

FINANCIAL AND MANAGEMENT ITEMS:

2020 Budget Amendment: Mr. Schlegel stated that the required Notice of Public Hearing was published and posted as required and presented the proposed 2020 Budget Amendment Resolution for the Directors consideration. Mr. Schlegel explained that the Budget Amendment is required due to the collection of District Impact Fees paid by home builders and the subsequent payment of these monies to the District's Bond Fund to pay down the principal on the District's debt.

Director Arrington opened the Public Hearing. Hearing no public comment, Director Arrington closed the Public Hearing.

Director Arrington moved that the Board approve and adopt Resolution No. 2020-11-02 Amending the District's 2020 Budget as presented. Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

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2021 Budget: Mr. Schlegel stated that the required Notice of Public Hearing was published and posted as required and presented the proposed 2021 Budget for the Directors consideration.

Director Arrington opened the Public Hearing. Hearing no public comment, Director Arrington closed the Public Hearing.

After some discussion regarding 2021 expenditures, Director Arrington moved that the Board approve and adopt Resolution No. 2020-11-03 Adopting the 2021 Budget as presented, Approve the Setting of the District's MILL Levies for 2021 Budget Year, and Appropriating Sums of Money required for District Operations and Debt Service for 2021. Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

Review of Cash Position and Financial Statements: Mr. Schlegel presented the District's Financial Statements dated October 31, 2020 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 on September 15, 2020. After review Director Arrington moved that the Board ratify the claims presented for payment totaling \$7,564.05 represented by checks #1311 through #1315. Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

Approval of November 2020 Claims: Mr. Schlegel presented a list of claims for the Board's consideration. After review Director Arrington moved that the Board approve the claims presented for payment totaling \$4,615.90 represented by checks #1006 through #1011 (checks numbers are out of sequence due to the fact that a new checking account has been established at 1st Bank). Upon a second by Director Chambers, a vote was taken and the motion carried unanimously.

DIRECTORS ITEMS:

None

NEXT MEETING:

Tuesday – January 17, 2020 @ 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 8:01 p.m.

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Respectfully Submitted:

A handwritten signature in blue ink, appearing to read "Kurt G. Sell", is written over a horizontal line.

Secretary for the Meeting