

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

RIVERDALE RANCH METROPOLITAN DISTRICT

Held: 2:00 P.M., on October 1, 2020, held via Zoom Teleconference

Attendance

A meeting of the Board of Directors of Riverdale Ranch Metropolitan District (the “**District**”) was held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Steven A. Erickson
Kacey Funari
Michael J. Sinkey

Also present: Sean Allen, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District general counsel and Diane Wheeler, Simmons & Wheeler, P.C., District Accountant.

Director Qualification

Directors confirmed their eligible elector qualification status and continuing qualification to serve as directors.

Quorum/Call to Order

The Directors in attendance noted that a quorum of the Board was present, confirmed their qualification to serve, and the meeting was called to order.

Disclosure Matters

Mr. Allen advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Allen reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Allen inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Agenda

The Agenda was reviewed by the Board. Following discussion, upon motion duly made and seconded, the Board unanimously

approved the agenda.

Approval of Minutes from
April 9, 2020

Mr. Allen presented the minutes from the April 9, 2020 meetings. Following discussion, upon motion duly made and seconded, the Board approved the minutes.

Public Comment

None.

General Matters

Discuss 2021 Meeting
Schedule

The Board engaged in a general discussion regarding the 2021 meeting schedule. Following discussion, upon a motion duly made and seconded, the Board approved the 1st Thursday of May and October as the regular meeting schedule for 2021.

Consider Adoption of
Annual Administrative
Resolution

The Board reviewed the 2021 Annual Administrative Resolution. Following discussion, upon a motion duly made and seconded, the Board adopted the resolution.

Discuss and Consider
Approval of Property and
Liability Schedule and
Limits

The Board reviewed the current general liability schedule and limits. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the general liability schedule and authorized legal counsel to bind coverage.

Consider Approval of
Electronic Signature Policy

The Board engaged in a general discussion regarding the electronic signature policy. Following discussion, upon a motion duly made and seconded, the Board approved the policy.

Financial Matters

Consider Approval of
Payables/Financials

Ms. Wheeler presented the payables and financial statements dated August 31, 2020. Following discussion, upon a motion duly made and seconded, the Board approved the payables and accepted the financial statements.

2020 Budget Amendment

Ms. Wheeler noted to the Board that a 2020 budget amendment was not needed.

Public Hearing on 2021
Budget

Director Funari opened the public hearing on the proposed 2021 Budget. Mr. Allen noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Adoption of
Resolution Approving 2021

Ms. Wheeler presented the 2021 Budget, and Mr. Allen reviewed the 2021 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board

Budget unanimously adopted the resolution adopting the 2020 Budget, appropriating funds therefor and certifying 10.000 mills for the general fund and 55.664 mills for the debt service fund.

Discussion Regarding Ms. Wheeler presented the invoice service to the Board.
Bill.com Following discussion, upon a motion duly made and seconded, the Board approved utilizing Bill.com.

Other Business

Housing and Improvement Director Sinkey reported that the last 10% of land is being
Completion Report developed, 27 homes closed and 46 homes are under construction.

Next Meeting The next regular meeting will be held May 6, 2021.

Adjournment There being no further business the board determined to adjourn
the meeting. The foregoing minutes were presented to the Board
of Directors on October 7, 2021. The foregoing constitutes a true
and correct copy of the minutes of the above-referenced meeting.


Michael Sinkey (Nov 3, 2021 16:18 MDT)

Secretary