

RECORD OF PROCEEDING

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF:

RIDGELINE VISTA METROPLITAN DISTRICT

HELD JANAUARY 30, 2025

A Special meeting of the Board of Directors of the Ridgeline Vista Metropolitan District was held on January 30, 2025, at 10:00 a.m. at 327 E Bridge St, Brighton, Colorado 80601, and via videoconference and teleconference. The login and dial-in information were listed in the meeting notice posted by the District and the public was able to attend the meeting in person or via videoconference or telephone conference call, if they desired.

ATTENDANCE

The following directors were in attendance:

Eric Eckberg, President
Dick Spurway, Secretary
Chelsey Green, Director

Absent were Directors Duke and Greening whose absences were excused.

Also present was:

Joel Meggers, Diane Rodriguez and Kayla Blair, Michael Schenfeld and Nicole Baile of Community Resource Services of Colorado, LLC
Michael Davis, Esq. and Marisa Davis, of Law Office of Michael E. Davis, LLC
Michael Wolfersperger, IDES
Carla Hawkins, h2advisors

ADMINISTRATIVE ITEMS:

Call to Order: Joel Meggers called the meeting for Ridgeline Vista Metropolitan District at 10:05 a.m. He noted that a quorum of the Board was present, and the Directors confirmed their qualification to serve.

Disclosures of Potential Conflicts of Interest: The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act. Written disclosures of the interest of all of the directors were filed with the Secretary of State at least 72 hours prior to the meeting. There were no additional disclosures.

Agenda: Upon a motion by Director Spurway and second by Director Eckberg and, upon vote, the Board unanimously ratified the approval of the agenda as presented.

Approval of Minutes: The Board reviewed the Minutes of November 20, 2024 & December 5, 2024, Meetings. Following discussion, upon motion made by Director Spurway and second by Director Eckberg and, upon vote, the Board unanimously approved the minutes.

FINANCIAL MATTERS

Ratify the YTD Cash Position and Unaudited Financial Statements: Ms. Rodriguez presented the financials to the Board, there is no motion required.

LEGAL MATTERS

Conveyance of Tract C to CW-Blue Sky: Mr. Davis reviewed this item with the Board, explaining that a quit claim deed was required to correct the inadvertent conveyance of this tract to the district. This tract is tract c, filing 1, amendment 3, on the east side with phase two lots. Director Spurway moved to approve the conveyance of Tract C to CW-Blue Sky. Upon a second by Director Eckberg, a vote was taken, and the motion carried unanimously.

Approval of Infrastructure Acquisition Report No. 2: Mr. Wolfersperger reported to the Board on this item. He told them that he had received all the required documents. He went over the infrastructure acquisition report No. 2 which includes the bill of sale and noted that the district needs to take over the maintenance. Director Spurway moved to approve report No. 2. Upon a second by Director Eckberg, a vote was taken and the motion carried unanimously.

Bill of Sale for Landscaping Improvements: Mr. Davis presented the bill of sale to the Board. Director Spurway moved to transfer the sale. Upon a second by Director Eckberg, a vote was taken and the motion carried unanimously.

Approval of Cost Certification Report No. 4: Mr. Wolfersperger gave an overview of report No. 4 with the Board, noting that improvements completed on Tract C, Filing 1, Amendment 3 were ineligible for reimbursement. Director Eckberg moved to accept the report presented. Upon a second by Director Spurway, a vote was taken and the motion carried unanimously.

Resolution Approving the Reimbursement for Certain Developer Advances Made for Certified Costs of Public Improvements: Mr. Davis reviewed the resolution with the Board. Director Spurway moved to approve the resolution. Upon a second by Director Eckberg, a vote was taken and the motion carried unanimously.

Other Business: Ms. Hawkins asked the Board if the District is going to maintain the landscaping in which the answer is yes. Director Eckberg spoke about the townhomes, and they are about ready to start building. There have been 36 permits pulled, and they are wrapping up the dry utilities.

ADJOURNMENT

There being no further business to come before the Board, upon motion and second, the Board unanimously adjourned the meeting.

Designated by:
Respectfully submitted,
VICE SPURWAY
ADJOURNMENT

Secretary for the Meeting