

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE VILLAGE AT SOUTHGATE METROPOLITAN DISTRICT HELD AUGUST 29, 2023

The special meeting of the Board of Directors of the Village at Southgate Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, the 29th day August 2023, at 1:00 P.M. This District Board meeting was held via Zoom. The meeting was open to the public.

#### ATTENDANCE

#### Directors In Attendance Were:

Kevin Amolsch  
Jared Seidenberg  
Ronald Meier  
Justin Cooper

#### Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.

Dianne Miller Esq.; Miller & Associates Law Offices, LLC

Neil Schilling; Schilling & Company, Inc.

Brandon Collins and Tanna Boisvert; Independent District Engineering Services

#### CALL TO ORDER

It was noted that a quorum for the Board was present, and the meeting was, therefore, called to order.

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Ms. Ripko advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. 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 interests of all directors were filed with the Secretary of State and the District prior to the meeting.

#### ADMINISTRATIVE MATTERS

**Agenda:** Ms. Ripko distributed for the Board’s review and approval a proposed Agenda for the District’s special meeting.

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Following discussion, upon motion duly made by Director Amolsch, seconded by Director Meier and, upon vote, unanimously carried, the Agenda was approved, as presented.

**Meeting Location/Manner and Posting of Meeting Notice:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board noted that the District Board meeting was held by Zoom video/telephone conference. Ms. Ripko reported that notice was duly posted and that no objections to the video/telephonic manner of the meeting or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received

**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Meier, seconded by Director Cooper, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://villageatsouthgatemd.colorado.gov/> or if posting on the website is unavailable, notice will be posted at a physical location within the District's boundaries on a post within the Boundaries of the District.

**Minutes:** The Board reviewed the Minutes from the November 2, 2022 Regular Meeting. The Board deferred this matter.

**Resignation of Director:** The Board acknowledged the resignation of Director Travis Sperr, effective May 2, 2023.

**Appointment of Officers:** The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Seidenberg, seconded by Director Cooper and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Kevin Amolsch
Treasurer/ Secretary	Jared Seidenberg
Assistant Secretary	Ronald Meier
Assistant Secretary	Justin Cooper

**PUBLIC  
COMMENTS**

There were no public comments.

**FINANCIAL  
MATTERS**

**Claims:** The Board reviewed the payment of claims for the period beginning November 1, 2022 through July 31, 2023, in the amount of \$806,539.23.

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Following discussion, upon motion duly made by Director Meier, seconded by Director Cooper and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period beginning November 1, 2022 through July 31, 2023, in the amount of \$806,539.23.

**Unaudited Financial Statements:** Mr. Schilling reviewed with the Board the unaudited financial statements for the period ending June 30, 2023. No action was taken.

**2022 Audit:** Mr. Schilling reviewed the 2022 Audited Financial Statements with the Board.

Following review and discussion, upon motion duly made by Director Amolsch, seconded by Director Seidenberg and, upon vote, unanimously carried, the Board ratified approval of the 2022 Audited Financial Statements and authorized execution of the Representations Letter, subject to final review by the Board and by legal counsel.

**Summary of Refinancing Scenario Report:** The Board requested that a proposal from DA Davidson be obtained as well as an updated proposal from Piper Sandler for review at the next board meeting.

**2024 Budget Public Hearing:** The Board entered into discussion regarding setting the date for a Public Hearing to adopt the 2024 Budget.

Following discussion, upon motion duly made by Director Amlosch, seconded by Director Meier and, upon vote, unanimously carried, the Board determined to hold the public hearing to consider adoption of the 2024 Budget on October 25, 2023, at 5:00 p.m. via Zoom Meeting.

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### **LEGAL MATTERS**

**Proposition HH:** Legal counsel provided information regarding Proposition HH.

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### **STATUS OF DEVELOPMENT**

**Update on Status of Development:** There was no update at this time.

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### **OPERATIONS MATTERS**

**Proposal for Water Extraction Team, LLC (d/b/a Property Solutions Team)** The board discussed a proposal from Water Extraction Team, LLC for installation of solar powered light for mailbox bank.

Following review, upon motion duly made by Director Seidenberg, seconded by Director Meier and, upon vote, unanimously carried, the Board ratified approval of the proposal from Water Extraction Team, LLC for installation of solar powered light for mailbox bank.

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**Property ownership with Opendoor:** The Board discussed Property ownership with Opendoor. No action was taken.

**Drainage Survey:** The Board discussed the drainage survey.

Following review, upon motion duly made by Director Seidenberg, seconded by Director Cooper and, upon vote, unanimously carried, the Board approved the engagement of Independent District Engineering Services LLC. for future work as needed.

**Landscape Improvement Proposals:** The Board reviewed a landscape improvement proposals.

Following review, upon motion duly made by Director Amlosch, seconded by Director Seidenberg and, upon vote, unanimously carried, the Board approved the landscape improvement proposals for the installation of 6 dog stations for a total of \$2,134 and cleaning of the drains for a total of \$2,350.

**Second Addendum to Service Agreement with Neighborhood Lawn Care, Inc:** The board discussed the Second Addendum to Service Agreement with Neighborhood Lawn Care, Inc. for landscape maintenance services.

Following review, upon motion duly made by Director Amolsch, seconded by Director Seidenberg and, upon vote, unanimously carried, the Board ratified the approval of the Second Addendum to Service Agreement with Neighborhood Lawn Care, Inc for landscape maintenance services.

**Punch Lists from the Tract Inspection:** The Board approved a portion of the proposal and requested information on the dead trees and removed trees

**Tree Replacement Proposal:** The Board reviewed a tree replacement proposal.

Following review, upon motion duly made by Director Amolsch, seconded by Director Meier and, upon vote, unanimously carried, the Board approved the tree replacement proposal.

**Rotary Head Replacement Proposals:** The Board reviewed a rotary head replacement proposal.

Following review, upon motion duly made by Director Amolsch, seconded by Director Meier and, upon vote, unanimously carried, the Board approved the rotary head replacement proposal for a total of \$4,195.00.

**2024 ADA Requirements:** The Board discussed updating the website to conform with the 2024 ADA requirements.

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### ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Meier, seconded by Director Amolsch, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: *Jared Seidenberg*  
Secretary