

# RECORD OF PROCEEDINGS

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## MINUTES OF A SPECIAL OF THE BOARD OF DIRECTORS OF THE VILLAGE AT SOUTHGATE METROPOLITAN DISTRICT (THE “DISTRICT”) HELD APRIL 28, 2025

A special meeting of the Board of Directors of the Village at Southgate Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, April 28, 2025, at 12:00 p.m., and held via Zoom videoconference. The meeting was open to the public.

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### ATTENDANCE

#### Directors In Attendance Were:

Kevin Amolsch, President  
Jared Seidenberg, Secretary/Treasurer  
Justin Cooper, Assistant Secretary

#### Also, In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.

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

Carla Hawkins and Chelsea Greene; Meritage Homes

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### PUBLIC COMMENT

There were no public comments.

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### ADMINISTRATIVE MATTERS

Call to Order/Quorum: Ms. Ripko confirmed the presence of a quorum.

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Miller that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Confirmation of Meeting Location/Posting of 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. Following discussion, and upon motion duly made by Director Seidenberg, seconded by Director

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Cooper, and upon vote unanimously carried, the Board determined to conduct the meeting to conduct the meeting via videoconference/teleconference. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

**Agenda:** The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director Seidenberg, seconded by Director Cooper, and upon vote unanimously carried, the Board approved the Agenda as amended and excused the absence of Director Meier.

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### **FINANCIAL MATTERS**

There were no financial matters.

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### **LEGAL MATTERS**

**Amended and Restated Maintenance Fee Resolution:** The Board reviewed an Amended and Restated Maintenance Fee Resolution.

Following discussion, upon motion duly made by Director Seidenberg, seconded by Director Cooper and, upon vote, unanimously carried, the Board adopted Resolution the Amended and Restated Maintenance Fee Resolution effective January 1, 2025.

**2025 Amended and Restated Fee Resolution:** The Board reviewed the resolution. No action was taken.

**Resolution Authorizing Conveyance of Property from Meritage Homes of Colorado, Inc. to the District:** The Board reviewed a Resolution Authorizing Conveyance of Property from Meritage Homes of Colorado, Inc. to the District

Following discussion, upon motion duly made by Director Seidenberg, seconded by Director Cooper and, upon vote, unanimously carried, the Board adopted Resolution the Resolution Authorizing Conveyance of Property from Meritage Homes of Colorado, Inc. to the District.

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### **OTHER BUSINESS**

**Barn Damage:** The Board discussed the damages to the Barn during break in. No action was necessary.

**Rental Rate:** The Board discussed the hourly rental rate for the Barn. The Board instructed Ms. Ripko to cap the rate at \$400.00.

**2025 Landscape Maintenance Services:** The Board reviewed an Addendum to the Agreement between the District and Neighborhood Lawn Care, Inc. for 2025 Landscape Maintenance Services.

Following discussion, upon motion duly made by Director Seidenberg,

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seconded by Director Cooper and, upon vote, unanimously carried, the Board approved the January 2025 First Addendum to the Agreement between the District and Neighborhood Lawn Care, Inc. for 2025 Landscape Maintenance Services.

**Canal Clean Up Services:** The Board reviewed an Addendum to the Agreement between the District and Neighborhood Lawn Care, Inc. for canal clean up services.

Following discussion, upon motion duly made by Director Seidenberg, seconded by Director Cooper and, upon vote, unanimously carried, the Board approved the Addendum to the Agreement between the District and Neighborhood Lawn Care, Inc. for canal clean up services.

**Maintenance Service Agreement:** The Board reviewed an Agreement between the District and Water Extraction Team, LLC D/B/A Property Solutions Team for Maintenance Services.

Following discussion, upon motion duly made by Director Seidenberg, seconded by Director Cooper and, upon vote, unanimously carried, the Board approved the Agreement between the District and Water Extraction Team, LLC D/B/A Property Solutions Team for Maintenance Services.

**Drainage of Common Areas:** Ms. Ripko discussed the drainage of common areas with the Board.

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### **ADJOURNMENT**

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting