

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF BELLEVIEW STATION METROPOLITAN DISTRICT NO. 2

HELD  
September 9, 2024

The Special Meeting of the Board of Directors of Belleview Station Metropolitan District No. 2 was held via MS Teams and Teleconference on Monday, September 9, 2024, at 2:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

Robert E. Warran, Jr., President & Chairperson  
Louis P. Bansbach III, Vice President  
Brooke Maloy, Secretary & Treasurer  
Robert E. Warren III, Asst. Secretary & Treasurer  
Louis P. Bansbach IV, Asst. Secretary & Treasurer

#### Also in Attendance:

Dianne Miller; Miller Law PLLC  
Kenny Parrish, Tracie Kaminski, and Andrew Kunkel; Pinnacle Consulting Group, Inc.  
Lynn Lancaster; Columbine Realty, Inc.

### ADMINISTRATIVE ITEMS

Call to Order: The Special Meeting of the Board of Directors of the Belleview Station Metropolitan District No. 2 was called to order by Director Warren, Jr. at 2:15 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Director Warren, Jr. noted that a quorum was present, with five out of five Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. 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 Ms. 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.

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director

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Warren, Jr., seconded by Director Maloy, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

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## CONSENT AGENDA

Director Warren, Jr. reviewed the items on the consent agenda with the Board. Director Warren, Jr. advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Warren, Jr., Seconded by Director Maloy, the following items on the consent agenda were unanimously approved, ratified and adopted:

A. Minutes – November 13, 2023, Regular Meeting.

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## FINANCIAL ITEMS

Financial Statements: Director Warren, Jr. presented the unaudited Financial Statements for the period ending June 30, 2024 to the Board. Following review and discussion, upon a motion duly made by Director Warren, Jr., seconded by Director Warren III, and upon vote, unanimously carried, it was

**RESOLVED** to accept the unaudited Financial Statements for the period ending June 30, 2024, as presented.

2023 Audited Financial Statements: Director Warren, Jr. presented the 2023 Audited Financial Statements to the Board and asked if any Directors had any questions. Director Warren, Jr. suggested the Board move to approve the 2023 Audited Financial Statements subject to the receipt of a clean unmodified opinion. Following review and discussion, upon a motion duly made by Director Bansbach IV, seconded by Director Warren III, and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2023 Audited Financial Statements, as presented.

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## DISTRICT MANAGER ITEMS

2023 Annual Report: Director Warren, Jr. presented the 2023 Annual Report to the Board. Following review and discussion, upon a motion

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duly made by Director Warren, Jr., seconded by Director Bansbach IV, and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2023 Annual Report with the addition of the final 2023 audit and minor edits to format.

DIRECTOR  
MATTERS

Director Warren, Jr. confirmed the quorum for the next Regular Board Meeting on Monday, November 11<sup>th</sup>, 2024, at 2:00 p.m.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Warren, Jr., seconded by Director Warren III, and upon unanimous vote, the meeting was adjourned at 2:26 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

*Andrew Kunkel*

Andrew Kunkel, Recording Secretary for the Meeting