

**NOTICE OF REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF  
SOUTHSHORE METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors (the “**Board**”) of the Southshore Metropolitan District (the “**District**”), City of Aurora, Arapahoe County, Colorado, has been scheduled for 6:00 p.m. on Tuesday, November 12, 2024, via Zoom:

<https://us02web.zoom.us/j/83642455537>

Or join by phone:

(719) 359-4580

Webinar ID: 836 4245 5537

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Ryan Zent, President	May 2027
Kevin Stadler, Vice President/Secretary/Treasurer	May 2027
Jeffrey Bergeon, Vice President/Assistant Secretary/Treasurer	May 2027
Kevin Chan, Vice President/Assistant Secretary/Treasurer	May 2025
Colette Palmer, Vice President/Assistant Secretary/Treasurer	May 2025

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**AGENDA**

1. Disclosures of any potential conflicts of interest.
2. Consideration of Agenda. **The Accountant’s Report will not begin until 6:30 p.m. See note in Agenda Item 5(a), below.**
3. Executive Session under Section 24-6-402(4)(b), C.R.S., to confer with District Counsel to obtain legal advice regarding recent legislation, budget laws, financial matters and street parking issues.
4. Possible action on matters discussed in Executive Session.
5. Accountant’s Report.
  - (a) Review of September 30, 2024 unaudited financial statements and claims payable. **Note: to avoid duplicative presentation of the unaudited financial statements and to reduce district costs, discussion of this topic will not begin until after 6:30 p.m. (being the earliest starting time of the Board’s annual meeting) so that members of the public who are only interested in the annual meeting are ensured the ability to hear this information.**

- (b) Public Hearing on 2024 Amended Budget; and consideration of Resolution to Amend 2024 Budget.
  - (c) Public Hearing on 2025 Budget; and consideration of Resolution to Approve Budget, Appropriate Funds and Certify Mill Levies.
  - (d) Discuss collection of amounts receivable from PayPal, checks and HoA.
  - (e) Consider approval of 2024 Reserve Transfer Agreement with Southshore Master Association, Inc
  - (f) Review and ratify engagement of Wipfli to conduct 2024 audit.
  - (g) Acknowledge resignation of Simmons & Wheeler as District accountant and consider selection of replacement firm (may be moved to Item 8, below).
6. District Committees.
- (a) Approve and/or ratify appointment of Committee members, if necessary.
  - (b) Finance Committee Report and Consent Agenda recommendations.
  - (c) Facilities Committee Report and Consent Agenda recommendations.
    - (i) Make recommendation regarding Southshore Swim Team.
    - (ii) Make recommendation regarding Facilities Rental Agreement
  - (d) Landscape Committee Report and Consent Agenda recommendations.
  - (e) Communications Committee Report and Consent Agenda recommendations.
    - (i) Update on community survey.
7. Consent Agenda.
- (a) October 8, 2024 Regular Meeting Minutes
  - (b) Management Trust Report and Expenditures, Action Items:
    - (i) Approval of Eyecllick proposal - interactive projector in the amount not to exceed \$2,695 annually.
    - (ii) Approval of Custom Decks proposal – deck, stairs and railing replacement in the amount of \$159,332,30.
    - (iii) Approval of RTC Restoration & Renovation proposal - deck, stairs and railing replacement in the amount of \$107,688.75
    - (iv) Review of 5280 Restoration proposal - deck, stairs and railing replacement.
    - (v) Approval of Custom Decks proposal – deck assessment in the amount of \$2,000.
    - (vi) Approval of Oyster Digital proposal – repair of Lakehouse network cable in the amount of \$2,800.
    - (vii) Approval of LMI Colorado proposal – repair of damaged lights in the amount of \$5,738.25
    - (viii) Approval of Cintas proposal – troubleshoot notification circuit faults in the amount of \$670.
    - (ix) Approval of Brandon Painting proposal – Lakehouse interior painting in the amount of \$42,500.
    - (x) Approval of Convurt Trends proposal – Lakehouse interior painting in the amount of \$41,470.

(xi) Approval of L&L Exterior cleaning proposal – Lakehouse interior painting in the amount of \$40,000.

(xii) Approval of Vandre Electric proposal – replacing yoga room light fixtures in the amount of \$4,984.

(xiii) Approval of Security Central proposal – Lakehouse and Lighthouse Bluetooth readers, elevator key card access panel in an amount of \$9,156.89 (Lakehouse) and \$10,183.18 (Lighthouse).

(c) Cox Landscaping Report and Expenditures, Action Items

(i) Approval of Cox Landscaping proposal – large owl nesting box in the amount of \$6,420.

(ii) Approval of Cox Landscaping proposal – dead trees and plants in the amount of \$22,200.

(iii) Approval of Cox Landscaping proposal – Lakehouse common area landscape the amount of \$9,622.

(iv) Approval of Cox Landscaping proposal – sidewalk drains in the amount of \$11,640.

(d) Metropolitan District Public Safety Group Report and Expenditures, Action Items (if necessary)

8. Updates and decision items:

(a) Swim Team.

(b) Facilities Rental Agreement.

(c) Discuss snow removal process.

(d) JR Engineering Report and Expenditures, Action Items:

(i) Pond Maintenance Update.

(ii) Underdrain maintenance construction update.

9. Legal Report, Action Items:

(a) Approve waiver of Workers' Compensation Insurance for Uncompensated Members of the Board of the Directors.

(b) Adopt Resolution Calling May 2025 Election.

(c) Discuss Highstreet TCW Risk Management proposal regarding District's property and liability insurance risk management.

(d) Discuss District website compliance and consider hiring contractor.

10. Other Contracts for Approval, if necessary.

11. Public Comment. *Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three minutes per person and the public comment portion of this meeting will not exceed 30 minutes. The Board is not required to respond to or discuss public comments. No action will be taken at this Meeting on public comments unless on this Agenda.*

12. Discuss District force pooling options and consider possible engagement of special counsel.



I hereby certify that a copy of the foregoing Notice of Special Meeting of Southshore Metropolitan District was, by me personally, posted on the District's website at least 24 hours prior to the meeting.

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I hereby certify that a copy of the foregoing Notice of Special Meeting of Southshore Metropolitan District was, by me personally, posted on the front doors of the Lighthouse and Lakehouse at least 24 hours prior to the meeting.

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I hereby certify that a copy of the foregoing Notice of Special Meeting of Southshore Metropolitan District was, by me personally, sent to the City of Aurora City Clerk for posting on their bulletin board at least three days prior to the meeting.

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