

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF SOUTHSHORE METROPOLITAN DISTRICT

HELD JANUARY 9, 2024

A Special Meeting of the Boards of Directors of the Southshore Metropolitan District was held on January 9, 2024 at 6:00 p.m. The Meeting was held by virtual attendance on Zoom at <https://us02web.zoom.us/j/88935891857>, (669) 900-9128 or (346) 248-7799 or (646) 558-8656 or (253) 215-8782 or (301) 715-8592 or (312) 626-6799

ATTENDANCE

Directors in Attendance were:

Kevin Stadler, Vice President/Secretary/Treasurer
Jeff Bergeon, Vice President/Assistant Secretary/Treasurer
Kevin Chan, Vice President/Assistant Secretary/Treasurer
Colette Palmer, Vice President/Assistant Secretary/Treasurer

Absent (excused):

Ryan Zent, President

Also in Attendance were:

Cathy Hamilton of Simmons & Wheeler
David A. Greher of CEGR Law
Sarah H. Luetjen of CEGR Law
Various members of the public

CONFLICTS OF INTEREST

Mr. Greher noted that none of the Directors have advised of any potential current conflict of interest for this meeting.

NOTICE

Mr. Greher stated that Notice had been properly posted at least 24 hours prior to the meeting on the District's website. Mr. Greher confirmed that such Notice was also placed at the entrance of the Lakehouse, Lighthouse and sent to the City of Aurora Clerk. The certification of posting is attached hereto. The notice also included the agenda items.

CONSENT AGENDA

December 12, 2023 Regular Meeting Minutes

Resolution Designating Posting Location

Resolution Establishing Date, Time and Location of Regular Meetings

Resolution Adopting the Colorado Special District Records Management Manual

After discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Consent Agenda, as presented.

PUBLIC COMMENT

The Board took comments and answered various questions from the members of the public.

UPDATE ON
STATUS OF
DISSOLUTION OF
SOUTHSHORE
METROPOLITAN
DISTRICT NO. 1

Mr. Greher informed the Board that the Order for Dissolution of Southshore Metropolitan District No. 1 has been recorded with the Arapahoe County (the “County”) Clerk and Recorder and subsequently forwarded to the County Assessor, Division of Local Government and the State Auditor’s office. Ms. Hamilton noted that the banking matters have been wrapped up and all bills are being paid directly by the District.

DISCUSS STATUS
OF DISTRICT
NAME CHANGE

Mr. Greher reported to the Board that the County District Court has granted the Order for Name Change and once the Order has been recorded with the County Clerk and Recorder, the District’s name has been officially changed to Southshore Metropolitan District. Ms. Luetjen is working with the State and the Internal Revenue Service to update their records to reflect this name change.

ACCOUNTANT’S
REPORT

Ms. Hamilton presented a list of checks to ratify and invoices to be approved.

Following discussion and upon motion duly made, seconded and unanimously carried, the Board (a) approved and confirmed the disbursements as presented and (b) approved the checks.

Ms. Hamilton then noted that the District financials were not available and this matter will be tabled until the next scheduled meeting.

RESOLUTION
ACCEPTING
ENGINEER'S
WRITTEN REPORT
AND REQUISITION
OF FUNDS

Tabled. No action was taken.

DISTRICT
ENGINEER'S ORAL
REPORT

Director Stadler provided an update on the underdrain project. He stated that the dewatering process is complete and they are in the process of moving the fish to the School District's pond. Mucking of Senac Pond will begin the week of January 15th.

POOL
MANAGEMENT
AGREEMENT

Director Stadler informed the Board that he has reviewed the Pool Management Agreement between the District and Front Range Recreation regarding pool management. The Board authorized President Zent and Director Stadler to work with Front Range Recreation regarding the terms of the Pool Management Agreement. Upon motion duly made, seconded and unanimously carried, the Board ratified the Pool Management Agreement in an amount not to exceed \$330,000 and subject to review of the final form by legal counsel.

FRONT RANGE
RECREATION
CHANGE ORDER

Director Stadler noted that he has not received the Front Range Recreation Pool Management Change Order. The approval of this Change Order was tabled until the next scheduled meeting. No action was taken.

DISTRICT
COMMITTEES
UPDATE

Director Stadler discussed the appointment of Committee members to each of the five separate committees to address various areas of District operations.

Upon motion duly made, seconded and unanimously carried, the Board appointed the following members and liaisons to their respective committees:

Finance Committee:

Liaison: Director Stadler
Committee Members: Christopher Koch

Facilities Committee:

Liaison: Director Bergeon
Committee Members: Margherita Ryan
Carol Kopecky
Chris Handley

Landscape Committee:

Liaison: Director Palmer
Committee Members: Barbara J. Moore League
Mukesh Gandhi
Scott Finn

Communications Committee:

Liaison: Director Chan
Committee Members: None.

President Zent was designated as the liaison to the District Management Company once a firm has been picked.

2024 PROPERTY
AND LIABILITY
COVERAGE

Director Stadler discussed the Colorado Special Districts Pool (the “**CSD Pool**”) with the Board and the members of the public. Ms. Luetjen noted that she is working with the CSD Pool to update the District’s policy and reflect the recent name change of the District.

DISTRICT
WEBSITE

Ms. Luetjen discussed maintenance of the District’s website. Director Chan and Ms. Herndon of CEGR Law will work together regarding any revisions needed to the website.

SAFETY AND SECURITY UPDATE

Director Stadler noted that the safety and security program is running smoothly and therefore, did not have an update to provide.

Director Stadler then noted the City of Aurora (the “City”) announced that metropolitan districts are now allowed to plow snow and ice within the boundaries of their districts. Mr. Greher provided an update on the Snow and Ice Plan between the District and City, noting that the Plan was in effect as of December 18, 2023 and is awaiting signature by the City for signature and will be finalized soon.

DISTRICT MANAGEMENT REQUEST FOR PROPOSALS

The Request for Proposal process was discussed amongst the Board.

EXECUTIVE SESSION

The Board moved that the special meeting of the Board be temporarily adjourned and that the Board reconvene in Executive Session pursuant to Section 24-6-402(4)(b), C.R.S., to confer with District Counsel to obtain legal advice regarding the Districts’ contractual obligations, potential new agreements with the Homeowners Association, and related matters. The Board temporarily left the regular meeting at 7:11 p.m. and reconvened in Executive Session.

The Board concluded the Executive Session and reconvened in regular session at 7:54 p.m.

ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION

Director Palmer informed the public that the Board would like to hold an in-person community meeting to review the District Management Request for Proposals. Upon motion duly made, seconded and unanimously carried, the Board authorized Director Chan to host the community meeting to discuss and review the District Management Proposals with the community at a undetermined time and date, which information will be forthcoming.

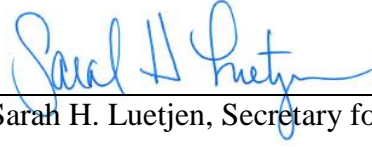
OTHER MATTERS

None.

ADJOURNMENT

There being no other matters to come before the Board, the meeting was adjourned.

Respectively submitted,



Sarah H. Luetjen, Secretary for the meeting

APPROVED

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Jeff Bergeon

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Jeff Bergeon

DocuSigned by:

Kevin Chan

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Kevin Chan

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Colette Palmer

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Colette Palmer

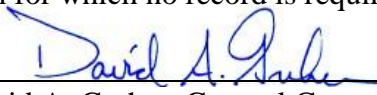
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Kevin Stadler

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Kevin Stadler

Pursuant to Section 24-6-402(2)(d.5)(I)(B), C.R.S., I hereby attest that I am the attorney of the District, that I was in attendance during the Executive Session of the Board of the District convened on January 9, 2024, and that the discussion during the Executive Session constituted a privileged attorney-client communication for which no record is required to be kept by law.



David A. Greher, General Counsel