

## RECORD OF PROCEEDINGS

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### MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT

HELD JANUARY 8, 2025

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on January 8, 2025 at 6:00 p.m. The Meeting was held by virtual attendance on Zoom at <https://us02web.zoom.us/j/82205124997> (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 *\*arrival  
where noted*

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Absent (excused):

Ryan Zent, President  
Colette Palmer, Vice President/Assistant Secretary/Treasurer

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Also in Attendance were:

David A. Greher of CEGR Law  
Sarah H. Luetjen of CEGR Law  
Cathy Hamilton of Simmons & Wheeler  
AJ Beckman of Public Alliance  
Nichole Kirkpatrick of Public Alliance  
Hernan Buenfil of The Management Trust (“MT”)  
Jennifer Cornthwaite of MT  
Angel Duran of MT  
Andy Carroll of Metropolitan District Public Safety Group  
Randy Cox of Cox Landscaping  
Various members of the public

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CONFLICTS OF  
INTEREST

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

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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 at least 24 hours in advance and sent to the City of Aurora Clerk at least three days in advance. The certification of posting is attached hereto. The notice also included the agenda items.

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CONSIDER  
AGENDA

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the agenda as presented.

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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) ratified approval the November 30, 2024 financials; (b) approved and confirmed the disbursements as presented and (b) approved the claims.

Ms. Hamilton informed the Board that she continues to work with Mr. Beckman on the transfer of financial worksheets from Simmons & Wheeler to Public Alliance.

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DISTRICT  
COMMITTEES  
UPDATE

**Appointments:** Director Chan noted that Erin Kron applied to join the Communications Committee and was subsequently appointed.

**Finance Committee:** Director Stadler is working with Simmons & Wheeler and Public Alliance to review the new accounting process. He will coordinate a meeting with the Finance Committee to go over the updated procedures.

**Facilities Committee:** Director Bergeon reported that a company expressed interest to install a cell tower near the Lighthouse parking lot. Director Bergeon met with the Facilities Committee to discuss. Currently, the company has no plans to install a tower but Director Bergeon would like to know if this is something the community and/or Board would be interested in pursuing. Director Stadler recommended that the Facilities Committee explore this issue and report back to the Board with more information at the February meeting.

Ms. Duran informed the Board that the Lakehouse windows have been replaced, and she is very happy with the results. She then noted that an assessment of the decking has not been done but should be completed by January 9<sup>th</sup>.

A community member then expressed her opposition to adding the Wheatlands Sharks Swim Team.

**Landscaping Committee:** The Landscaping Committee met this week and Ms. Duran noted that Lisa Buchanan has stepped down as Chairman of the Committee. Director Stadler then discussed Cox Landscaping’s Tree Planting Proposal in the amount of \$145,000. This will cover the costs of planting one hundred trees. Mr. Cox provided details on the project and noted that planting can begin in early April. Ms. Duran informed the Board that the Landscaping Committee has completed an audit of which trees need to be removed.

Director Stadler then discussed holiday lighting and requested a proposal from Cox Landscaping for the installation of holiday lighting for the 2025 season. Mr. Cox noted that he can store the lights and other items in the off season. Following discussion and upon motion duly made, seconded and unanimously carried, the Board authorized Ms. Duran to purchase holiday lights in an amount not to exceed \$40,000.

*\* Director Palmer then arrived at the meeting.*

**Communications Committee:** Director Chan noted there was nothing to report.

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CONSENT  
AGENDA

The following item was approved by the Board without discussion on the Consent Agenda:

December 10, 2024 Regular Meeting Minutes

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PUBLIC ALLIANCE  
REPORT AND  
EXPENDITURES

Tabled.

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MANAGEMENT  
TRUST REPORT  
AND  
EXPENDITURES

Nothing to report.

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COX  
LANDSCAPING

Mr. Cox discussed various landscaping proposals.

REPORT AND EXPENDITURES

Upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Cox Landscaping for tree replacement, discussed above, in the amount of \$145,000.

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Cox Landscaping for five (5) winter watering sessions in an amount not to exceed \$16,000.

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Cox Landscaping for the repair of the Glasgow Sump drain in the amount of \$1,940.

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Landscape Management Agreement by and between Cox Landscaping and the District as presented.

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METROPOLITAN DISTRICT PUBLIC SAFETY GROUP REPORT AND EXPENDITURES

Nothing to report.

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POOL USAGE AGREEMENT

Tabled.

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DISTRICT FORCE POOLING

Director Chan noted there was nothing to report.

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JR ENGINEERING REPORT AND EXPENDITURES

Director Stadler provided an update to the Board on the pond and the undrain maintenance. No action was taken.

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DISTRICT WEBSITE

Mr. Greher noted that no movement had been made. Mr. Beckman noted that he will work with Directors Chan and Stadler on transferring the District's website host from Wix to Streamline.

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OTHER  
CONTRACTS

None.

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PUBLIC COMMENT

A member of the public asked questions regarding the Pool Usage Agreement.

A member of the public discussed the request for a community trash collection day. Ms. Cornthwaite informed the resident that she would be happy to set up a collection day in the spring.

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EXECUTIVE  
SESSION

The Board moved that the Regular 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 election issues, the Pool Usage Agreement and the District's management contracts. The Board temporarily left the Regular meeting at 7:35 p.m. and reconvened in Executive Session.

The Board concluded the Executive Session and reconvened in regular session at 8:06 p.m.

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ACTION ON  
MATTERS  
DISCUSSED IN  
EXECUTIVE  
SESSION

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Pool Usage Agreement subject to final revisions by Director Bergeon and the Chair of the Wheatlands Sharks Swim Team Board. The Board then authorized Chair Zent to sign the final version.

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Service Agreement for District Management and Accounting Services subject to finalization. The Board then authorized Chair Zent to sign the final version.

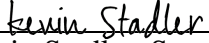
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ADJOURNMENT

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

Respectively submitted,

Signed by:

  
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Kevin Stadler, Secretary

APPROVED

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Kevin Chan

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Jeff Bergeon

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Colette Palmer

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 8, 2025, 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.

Signed by:

*David A. Greher*

David A. Greher, General Counsel