

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT HELD JUNE 11, 2025

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on June 11, 2025 at 6:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Ryan Zent, President
Kevin Stadler, Vice President /Secretary/Treasurer
Jeff Bergeon, Vice President/Assistant Secretary/Treasurer
Kevin Chan, Vice President/Assistant Secretary/Treasurer
Nancy Wurzman, Vice President/Assistant Secretary/Treasurer

Also Present:

AJ Beckman and Nichole Kirkpatrick; Public Alliance LLC
David Greher, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.
Hernan Buenfil, Jennifer Cornthwaite and Ed Jarrett; The Management Trust
Andy Carroll; Metropolitan District Public Safety Group
Margie Ryan; Members of the Public

CONFLICTS OF INTEREST

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

NOTICE

Mr. Beckman stated that Notice had been properly posted at least 24 hours prior to the meeting on the District's website. Mr. Beckman 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.

CONSIDER AGENDA

Following discussion, upon motion duly made by Director Stadler, seconded by Director Chan and, upon vote, unanimously carried, the agenda was approved, as amended.

ACCOUNTANT'S REPORT

Ms. Kirkpatrick reviewed with the Board the unaudited financial statements, dated April 30, 2025.

Following discussion, upon motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated April 30, 2025.

Ms. Kirkpatrick presented for the Board's consideration the payment of claims for the period from May 13, 2025 through June 11, 2025, in the amount of \$25,675.12.

Following review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from May 13, 2025 through June 11, 2025, in the amount of \$25,675.12.

2024 Audit: Ms. Kirkpatrick reported that the 2024 year-end financials are being prepared by Simmons & Wheeler, the former Accountant. The draft Audit is expected to be ready for approval at the July 9th regular board meeting.

**DISTRICT
COMMITTEES
UPDATE**

Appointments:

Facilities Committee: The Board considered the appointment of Aisha Gilmore to the Facilities Committee.

Following discussion, and upon motion duly made by Director Bergeon, seconded by Director Wurzman and, upon vote, unanimously carried, the Board appointed of Aisha Gilmore to the Facilities Committee.

Landscape Committee: The Board considered the appointment of Barbara Schatz to the Landscape Committee.

Following discussion, and upon motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the Board appointed of Barbara Schatz to the Landscape Committee.

Finance Committee: Director Wurzman noted the Finance Committee did not meet in May, therefore no report is available.

Facilities Committee: Director Bergeon reported that the Facilities Committee had an informative meeting with Front Range Recreation Inc. Ms. Ryan stated that the Committee reviewed the budget for the library room renovations, including proposed chairs and audiovisual equipment. She noted the Committee is supportive of the renovations, and the Facilities Committee is continuing to evaluate budget and equipment options. Ms. Ryan noted that the pool lounges and chairs are receiving significant use, and the Committee recommends that replacement "slings" be purchased that can be installed by staff.

Director Wurzman inquired whether the District permits private swim lessons at the pool. Director Zent clarified that lessons may be conducted by affiliates of Front Range Recreation Inc.

Landscaping Committee: Director Stadler discussed with the Board the various landscaping proposals by Cox Landscaping included on the Consent Agenda.

Communications Committee: Director Chan noted that the Committee meets quarterly. There was no meeting in May.

**CONSENT
AGENDA**

The following items were considered for approval by the Board without discussion on the Consent Agenda:

- May 14, 2025 Regular Meeting Minutes.
- General Manager Report
- Lifestyle Director Report
- Ratification of proposals from Materra Waterscapes for the Southshore Sail Fountain, in the amount of \$6,982.35.
- Ratification of change to Contract with System4 of Central Colorado to add an additional day of janitorial services per week at the Lighthouse, for an increase to the contract price of \$667 per month.
- Ratification of proposal from Security Central Inc. for additional cameras at Lakehouse for fitness room, Lakeview room and 1st floor hallway, in the amount of \$7,930.24.
- Ratification of proposal from Vandre Electric & Refrigeration Co. for new electrical conduits for cameras, in the amount of \$6,968.
- Ratification of proposal from Vandre Electric & Refrigeration Co. to remove soffit receptacle circuit from the lighting controller, in the amount of \$1,285.
- Approved proposal from Security Central Inc. to assume responsibility for elevator phones.
- Proposal from Blingle! Premium Lighting to update existing Gemstone Power Kits and Hubs, in the amount of \$2,450.
- Proposal 44212 from Cox Professional Landscape Services LLC for rock conversion at Quantock Park, in the amount of \$11,860.
- Proposal 44789 from Cox Professional Landscape Services LLC for turf repair, in the amount of \$6,044.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Chan and, upon vote unanimously carried, the Board approved the consent agenda. The following items were removed from the Consent Agenda without further consideration.

- Proposal 44662 from Cox Professional Landscape Services LLC for solar lighting installation, in the amount of \$2,200.
- Proposal 44683 from Cox Professional Landscape Services LLC for waterloo drainage, in the amount of \$11,732.05.
- Proposal 44702 from Cox Professional Landscape Services LLC for pond enclosure, in the amount of \$7,087.
- Proposal 44703 from Cox Professional Landscape Services LLC for Pond C entrance bed refresh, in the amount of \$37,820.
- Proposal 44724 from Cox Professional Landscape Services LLC for dog park rehab, in the amount of \$87,946.
- Proposal 44790 from Cox Professional Landscape Services LLC for Lakehouse artificial turf, in the amount of \$11,440.

UPDATES AND DECISION ITEMS

District Force Pooling Options: The Board discussed force pooling options and the possible engagement of special counsel. No action was taken at this time.

Modifications to Insurance Coverages: Mr. Beckman reported he is in discussions with the District's insurance broker regarding modifications to the coverages currently in place. Director Wurzman expressed interest in participating in the conversation. Beckman will schedule a meeting with the District's insurance broker and Director Wurzman.

Revised Facilities Committee Charter: The Board reviewed the revised Facilities Committee Charter.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote unanimously carried, the Board approved the revised Facilities Committee Charter.

Proposal from JR Engineering for Oversight and Inspection of Storm Water Facility Maintenance: The Board reviewed a proposal from JR Engineering for Oversight and Inspection of Storm Water Facility Maintenance.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Zent and, upon vote unanimously carried, the Board approved the proposal from JR Engineering for Oversight and Inspection of Storm Water Facility Maintenance.

Proposal to Repurpose Second-Floor Library Room into a Conference Room: The Board reviewed a proposal to repurpose the second-floor library room into a conference room.

Following discussion and review, upon a motion duly made by Director Bergeon, seconded by Director Zent and, upon vote unanimously carried, the

Board approved the proposal to repurpose second-floor library room into a conference room, for an amount not to exceed \$25,000.

Lakehouse Lakeview Room's Projector Screen Malfunction: The Board discussed the Lakehouse Lakeview Room's projector screen malfunction.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote unanimously carried, the Board approved the purchase of a replacement projector screen, in an amount not to exceed \$2,500.

Proposal to Refinish Park Benches: Director Stadler advised the Board that the work to refinish the benches is being performed by staff.

Proposal from Fusion Sign and Design for Replacement Banners: Director Stadler reviewed with the Board a proposal from Fusion Sign and Design for replacement banners.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote unanimously carried, the Board approved the proposal from Fusion Sign and Design for replacement banners, in the amount of \$7,224.

LEGAL REPORT

Landscaping Issues: Attorney Greher discussed two separate situations where landscaping was damaged by residents and appropriate corrective measures.

Audio Equipment Proposal: Ms. Cornthwaite reviewed with the Board audio equipment available for purchase to avoid ongoing rental charges. She explained that one of the pieces needed was purchased by a resident who is seeking reimbursement. The Board discussed reimbursement to the resident as well as the purchase of additional equipment.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman, and upon vote unanimously carried, the Board authorized Ms. Cornthwaite to coordinate with the Board and the homeowner to reimburse the homeowner in the amount of \$309.10 for the purchase already made. The Board further authorized Ms. Cornthwaite to purchase additional equipment with prior approval from Director Zent, in an amount not to exceed \$3,500.

Alcohol Policy: Director Stadler inquired about the District's alcohol policy. The Board discussed and reviewed the existing draft policy and agreed to adopt it, with the intent to continue reviewing and updating the policy as necessary.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote unanimously carried, the Board approved the Alcohol Policy.

**OTHER
CONTRACTS**

There were no other contracts.

**PUBLIC
COMMENT**

Ms. Ryan requested that information regarding alcohol use be included in the Facility Rental Agreement.

Mr. Jarret introduced himself to the Board and noted that he is attending as an observer and will provide ongoing support to the on-site team as the Vice President of Onsite Communities for The Management Trust. He indicated that he would follow up with Directors Zent, Wurzman, and Burgeon to meet with each individually.

**EXECUTIVE
SESSION**

The Board determined an Executive Session was not necessary at this time.

**OTHER
MATTERS**

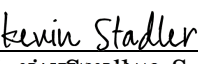
Director Stadler reported a request from Front Range Recreation Inc. to add a lifeguard based on current pool usage. He also noted ongoing cooperation between District staff and Front Range Recreation Inc. to facilitate pool access through the exterior gate.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman, and upon vote unanimously carried, the Board approved the addition of a lifeguard from 12:30 p.m. to 5:30 p.m., in an amount not to exceed \$8,500 for the season.

ADJOURNMENT

There being no further business to come before the Board, upon motion of Director Stadler, second of Director Wurzman, and unanimous vote, the meeting was adjourned at 8:20 p.m.

Respectively submitted,

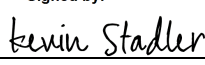
Signed by:


Kevin Stadler, Secretary

APPROVED

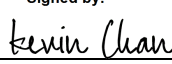
Signed by:

Ryan Zeng

Signed by:

Kevin Stadler

Signed by:

Jeff Bergeon

Signed by:

Kevin Chan