

## RECORD OF PROCEEDINGS

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### MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT HELD MARCH 12, 2025

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on March 12, 2025 at 6:30 p.m.<sup>1</sup> by Zoom video/telephone conference. The meeting was open to the public.

#### **ATTENDANCE**

##### **Directors Present:**

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

##### **Absent (excused):**

Colette Palmer

##### **Also Present:**

AJ Beckman and Nichole Kirkpatrick; Public Alliance LLC  
David Greher, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.  
Hernan Buenfil, Angel Duran, and Jennifer Cornthwaite; The Management Trust  
Randy Cox; Cox Professional Landscape Services, LLC  
Carly Beard; Security Central Inc.  
Andy Carroll; Metropolitan District Public Safety Group  
Angela Kim, Nancy Warzee, Carol Kopecky, Sandy Komu, and Teresa; 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.

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<sup>1</sup> The start of the regular meeting was accidentally posted as 6:30 p.m., rather than 6:00 p.m. The Board opened the electronic meeting to the public at 6:00 p.m. but did not convene to conduct business until 6:30 p.m.

**CONSIDER  
AGENDA**

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

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**ACCOUNTANT'S  
REPORT**

Ms. Kirkpatrick discussed with the Board the unaudited financial statements, dated January 31, 2025.

Following discussion, upon motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated January 31, 2025.

Ms. Kirkpatrick presented for the Board's consideration the payment of claims for the period from February 8, 2025 through March 7, 2025, in the amount of \$351,009.59.

Following review, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from February 8, 2025 through March 7, 2025, in the amount of \$351,009.59.

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**DISTRICT  
COMMITTEES  
UPDATE**

**Appointments:** There were no appointments of Committee members.

**Finance Committee:** Director Stadler advised the Board the committee plans to hold four separate meetings with the public to review and discuss financial matters.

**Facilities Committee:** Director Bergeon reported that the Facilities Committee met on Tuesday, March 11, 2025. The Committee discussed adding an Automated External Defibrillator ("AED") near the exercise equipment and swimming pool, and the potential addition of a liability waiver for users of the gym. Ms. Cornthwaite noted that waivers are required at all district facilities, including the pool and gym.

Director Bergeon further reported, the Committee discussed key card access, building access hours, and activity tracking. The Committee will work with the staff to get additional early hours usage data. Director Bergeon noted that the Committee also discussed the practicality of requiring residents to log their attendance at the swimming pool.

Additionally, the Committee has reviewed the cost versus benefit of allowing cellular communication towers, and will not recommending that the Boad enter into a lease for such due to identified obstacles, unfavorable lease terms and potential safety concerns.

**Landscaping Committee:** It was noted the Landscaping Committee did not meet in March, therefore no report is available.

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

**CONSENT**  
**AGENDA**

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

- (a) February 12, 2025 Regular Meeting Minutes.
- (b) Public Alliance Report and Expenditures, Action Items
  - (i) Engagement of TCW Risk Management as Insurance Agents for the District.
- (c) Management Trust Report and Expenditures, Action Items
  - (i) General Manager Report
  - (ii) Lifestyle Director Report
  - (iii) Facilities Manager Report
  - (iv) Ratification of proposal from Oyster Digital LLC to replace the lighthouse projector bulb, in the amount of \$562.29.
  - (v) Ratification of approval of proposal from Oyster Digital LLC for additional work, in the amount of \$1,635.29.
  - (vi) Ratification of approval of proposal from Colorado Pond and Lake, LLC for pond stocking, in an amount not to exceed \$5,000.

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 consent agenda. The following items were removed from the Consent Agenda for individual discussion and consideration.

- (a) Management Trust Report and Expenditures, Action Items
  - (i) Purchase of Adirondack chairs: The Board deferred discussion at this time.
- (b) Cox Landscaping Report and Expenditures, Action Items
  - (i) Proposal 43045 from Cox Professional Landscape Services LLC to remove dead plant material, tree stakes and wired, in the amount of \$22,200.
  - (ii) Proposal 44212 from Cox Professional Landscape Services LLC for rock area 7, in the amount of \$17,740.
  - (iii) Proposal 44213 from Cox Professional Landscape Services LLC for rock area 8, in the amount of \$21,430.
  - (iv) Proposal 43675 from Cox Professional Landscape Services LLC for 2025 Annual Pond Maintenance, in the amount of \$79,860.
  - (v) Proposal 44333 from Cox Professional Landscape Services LLC for 2025 Planting – Senac Trail plant, in the amount of \$16,830.

Following discussion, the Board determined to review the Budget prior to approving additional landscaping proposals.

- (c) Metropolitan District Public Safety Group Report and Expenditures, Action Items
  - (i) Lighthouse Mobile Wallet Keycard Proposal from Security Central for two pool gates, front door, and fitness hall center in the amount of \$4,949.77 plus \$200 monthly charge: Ms. Duran and Ms. Beard reviewed the proposal with the Board. No action was taken at this time.
  - (ii) Lighthouse Mobile Wallet Keycard Proposal from Security Central to replace existing readers in the amount of \$6,187.21: Ms. Duran and Ms. Beard reviewed the proposal with the Board. No action was taken at this time.
  - (iii) Lighthouse Camera Additions Proposal from Security Central in the amount of \$3,736.51 plus \$17 monthly charge.

Ms. Duran and Ms. Beard reviewed the proposal with the Board. 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 Lighthouse Camera Additions Proposal from Security Central in the amount of \$3,736.51 plus \$17 monthly charge.

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**UPDATES AND  
DECISION  
ITEMS**

**District Force Pooling Options:** Director Chan reported he is working with Special Counsel on this matter.

**JR Engineering Report and Expenditures, Action Items:**

**Pond Maintenance Update:** The Board discussed pond maintenance. Director Stadler recommended comparing the JR Engineering proposal to a proposal from Cox Professional Landscape Services LLC. Mr. Cox will prepare a proposal for Board consideration.

**Underdrain Maintenance Construction Update:** Director Stadler reported to the Board that several underdrains have been installed in the Senac area. He is working on obtaining another proposal for additional cleaning and modifications to the system.

**Pond Treatments for April 2025:** Following discussion, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote unanimously carried, the Board approved pond treatments by Cox Professional Landscape Services, LLC for April 2025, for an amount not to exceed \$1,400.00

Mr. Cox advised the Board that his annual service contract has not yet been executed. Mr. Buenfil noted that he will circulate for execution.

**Purchase of 2025 Ford Maverick Pickup Truck:** Mr. Beckman reviewed a proposal with the Board for the purchase of a 2025 Ford Maverick pickup truck. Director Bergeon inquired about mileage tracking, and Ms. Duran confirmed that the on-site team will be responsible for logging and monitoring the vehicle's mileage. The Board discussed adding the District's branding to vehicle. Mr. Beckman advised the Board that he is in support of adding the District's branding to the vehicle. Mr. Beckman then reviewed insurance coverage noting that the cost of coverage

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 purchase of the 2025 Ford Maverick pickup truck, in the amount of \$30,150.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Chan and, upon vote unanimously carried, the Board authorized Mr. Beckman to bind insurance on the 2025 Ford Maverick pickup truck to work with staff to obtain pricing to add the District's branding to the truck.

**Proposals for Facilities Space Utilization:** The Board deferred discussion at this time.

**Facilities Assessment Report:** The Board deferred discussion at this time.

**Proposal from Custom Fence & Supply Inc. for the Installation of Ameristar Montage Plus Majestic 3-rail Style Ornamental Steel Fence:** The Board reviewed a proposal from Custom Fence & Supply Inc. for the installation of Ameristar Montage Plus Majestic 3-rail Style Ornamental Steel Fence.

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 proposal from Custom Fence & Supply Inc. for the installation of Ameristar Montage Plus Majestic 3-rail Style Ornamental Steel Fence, in the amount of \$1,990.

**Proposal from SmartStop for a 10' x 20' Storage Unit:** The Board reviewed a proposal from SmartStop for a 10' x 20' storage unit.

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 proposal from SmartStop for a 10' x 20' storage unit, in the amount of \$196 per month.

**Dog Park Improvements:** Mr. Richter advised the Board that he is working on obtaining additional bids for the concrete work associated with the Dog Park improvements.

**2025 Staffing and Compensation Plan:** The 2025 staffing and compensation plan was discussed during Executive Session.

**Restated Management Retainer Agreement between the District and The Management Trust:** The 2025 staffing and compensation plan was discussed during Executive Session.

**Proposal from Vandre Electric & Refrigeration Co. to Install Outlet for Game Room Projector:** The Board reviewed a proposal from Vandre Electric & Refrigeration Co. to install outlet for game room projector.

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 proposal from Vandre Electric & Refrigeration Co. to install outlet for game room projector, in the amount of \$875.

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## **LEGAL REPORT**

**May 6, 2025 Regular Election:** Attorney Greher reported to the Board the May 6, 2025 Regular Election will be a mail ballot election.

**District Website Compliance:** The Board entered into discussion regarding the District website compliance. Director Stadler presented the option of hiring Streamline to manage the District's website. Following discussion, the Board determined that the current website platform, Wix, has the necessary tools to ensure compliance and no changes will be made at this time. The Board directed Public Alliance LLC to act as manage ADA Compliance and make all necessary postings on the District's website.

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## **OTHER CONTRACTS**

**1<sup>st</sup> Bank and COLOTRUST:** The Board entered into discussion regarding the authorized signers for the 1st Bank and ColoTrust accounts.

Following discussion and review, upon a motion duly made by Director Chan, seconded by Director Stadler and, upon vote unanimously carried, the Board authorized Director Bergeon as a signer for the 1st Bank and ColoTrust accounts.

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## **PUBLIC COMMENT**

There were no public comments.

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**EXECUTIVE  
SESSION**

Pursuant to Section 24-6-402(4)(b), C.R.S., upon motion duly made by Director Zent, seconded by Director Stadler and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 8:06 p.m. for the purpose of receiving from the Board's Attorney legal advice regarding items on the agenda and regarding District revenues, including transfer fees and system development fees.

Pursuant to Section 24-6-402(2)(d.5) (II)(B), C.R.S., no record will be kept of the remaining portion of this executive session that, in the opinion of the Board's attorney, constitute privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

The Board reconvened in regular session at 8:47 p.m.

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**ACTION ON  
MATTERS  
DISCUSSED IN  
EXECUTIVE  
SESSION**

**Restated Management Retainer Agreement between the District and The Management Trust:** The Board reviewed a Restated Management and Retainer Agreement between the District and The Management Trust.

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 Restated Management and Retainer Agreement between the District and The Management Trust.

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**OTHER  
MATTERS**

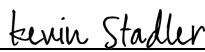
There were no other matters to discuss at this time.

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**ADJOURNMENT**

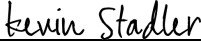
There being no other matters to come before the Board, the meeting was adjourned.


Respectively submitted,


Signed by:  
  
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Kevin Stadler, Secretary

APPROVED

Signed by:  
  
Ryan Zent

Signed by:  
  
Kevin Stadler

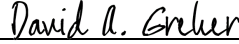
Signed by:  
  
Jeff Bergeon

Signed by:  
  
Kevin Chan



Pursuant to Section 24-6-402(2)(d.5)(I)(B), C.R.S., I hereby attest that I am the attorney of the Southshore Metropolitan District, that I was in attendance during the Executive Session of the meeting of the Board of Directors of the District convened on March 12, 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:

A handwritten signature in black ink, reading "David A. Greher", is written over a horizontal line.

David A. Greher, General Counsel