

## RECORD OF PROCEEDINGS

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### MINUTES OF THE SPECIAL MEETING OF SOUTHSHORE METROPOLITAN DISTRICT HELD FEBRUARY 18, 2025

A Special Meeting of the Board of Directors of the Southshore Metropolitan District was held on February 18, 2025 at 6:30 p.m. by Zoom video/telephone conference. The meeting was open to the public.

#### ATTENDANCE

#### **Directors Present:**

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

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

Ryan Zent  
Colette Palmer

#### **Also Present:**

AJ Beckman and Nichole Kirkpatrick; Public Alliance LLC  
Glory S. Schmidt, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.  
Hernan Buenfil, Angel Duran, and Jennifer Cornthwaite; The Management Trust  
Andy Carroll; Metropolitan District Public Safety Group  
Randy Cox; Cox Professional Landscape Services, LLC  
Doug Richter  
Carol Kopecky, Lacey McMurdu, and Angela Kim; Members of the Public

#### **CONFLICTS OF INTEREST**

Ms. Schmidt noted that none of the Directors have advised of any potential current 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 Chan, seconded by Director Bergeon and, upon vote, unanimously carried, the agenda was approved, as amended.

**ACCOUNTANT'S  
REPORT**

Ms. Kirkpatrick 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 of the November 30, 2024 financials; (b) approved and confirmed the disbursements as presented and (b) approved the claims.

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**DISTRICT  
COMMITTEES  
UPDATE**

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

**Finance Committee:** There was no Finance Committee Report at this time.

**Facilities Committee:** Director Bergeon reported to the Board two Committee members have resigned. Ms. Kopecky reported that she spoke with the Swim Team, which has indicated a need for starting blocks. Ms. Duran confirmed that the mounting hardware for the starting blocks is in place. Ms. Kopecky also noted that the Aqua Fitness classes do not require a lifeguard but will need to have on hand an automated external defibrillator (“AED”). Additionally, it was noted that information about Aqua Fitness will be included in the March newsletter.

**Landscaping Committee:** Director Stadler reviewed the landscaping proposals set forth on the Consent Agenda.

**Communications Committee:** Director Chan reported that the Committee will meet quarterly in 2025. The Committee has provided general direction to staff regarding communication to the community. He noted that the Committee is currently reviewing the joint newsletter to from the District and the Homeowners Association. The Committee is considering procurement of a Corva Account for social events.

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**CONSENT  
AGENDA**

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

- (a) January 8, 2025 Regular Meeting Minutes.
- (b) Management Trust Report and Expenditures
  - (i) General Manager Report
  - (ii) Lifestyle Director Report
  - (iii) Facilities Manager
  - (iv) Ratification of the purchase holiday lighting for the 2025 season, in an amount not to exceed \$40,000.
  - (v) Approval of proposal from All Backyard Fun for tabletop firepit, in the amount of \$2,977.
- (c) Cox Landscaping Report
  - (i) Ratification of proposal from Cox Landscaping for tree replacement, in the amount of \$145,000.

- (ii) Ratification of proposal from Cox Landscaping for five (5) winter watering sessions, in an amount not to exceed \$16,000.
- (iii) Ratification of proposal from Cox Landscaping for the repair of the Glasgow Sump drain, in the amount of \$1,940.
- (iv) Ratification of Landscape Management Agreement by and between Cox Landscaping and the District.

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) Proposal from Texacraft for day beds, in the amount of \$8,975.10.

Following further discussion and review, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote unanimously carried, the Board approved the proposal from Texacraft for day beds, in the amount of \$8,975.10 and an amount not to exceed \$3,000 for shipping.

- (ii) Proposal from Texacraft for Oasis Nesting Chaise Lounge chairs, in the amount of \$9,726.58.

Following further discussion and review, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote unanimously carried, the Board approved the proposal from Texacraft for Oasis Nesting Chaise Lounge chairs, in the amount of \$9,726.58.

- (iii) Proposal from Marina Pool, Spa & Patio for outdoor furniture, in the amount of \$28,837.

Following further discussion and review, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote unanimously carried, the Board approved the proposal from Marina Pool, Spa & Patio for outdoor furniture, in the amount of \$28,837.

- (iv) Proposal from West Elm for carpet tiles, in the amount of \$899.13.

Following further 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 West Elm for carpet tiles, in an amount not to exceed \$1,200.

- (v) Proposal from Front Range Recreation, Inc. for an Automated External Defibrillator (AED), in the amount of \$2,633.40.

Following further 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 Front Range Recreation, Inc. for an Automated External Defibrillator (AED), in the amount of \$2,633.40.

- (vi) Proposal from Front Range Recreation, Inc. for the activity skimmer line break, in the amount of \$9,426.88.

Following further discussion and review, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote unanimously carried, the Board approved the proposal from Front Range Recreation, Inc. for the activity skimmer line break, in the amount of \$9,426.88.

- (vii) Proposal from Vandre Electric & Refrigeration Co. to replace banquet room lights, in the amount of \$5,195.

Following further 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 replace banquet room lights, in the amount of \$5,195.

- (viii) Proposal from Vandre Electric & Refrigeration Co. to replace inground lights at the Lakehouse, in the amount of \$4,475.

Following further 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 replace inground lights at the Lakehouse, in the amount of \$4,475.

- (ix) Proposal from Vandre Electric & Refrigeration Co. to replace damaged bollard lights.

Following further discussion and review, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote unanimously carried, the Board approved the

proposal from Vandre Electric & Refrigeration Co. to replace damaged bollard lights, in the amount of \$2,995.

- (x) Proposal from 1000Bulbs.com for multi-color Christmas lighting, in the amount of \$14,592.14.

Following further 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 1000Bulbs.com for multi-color Christmas lighting, in the amount of \$14,592.14.

- (xi) Proposal from 1000Bulbs.com for sun warm white Christmas lighting, in the amount of \$14,145.79. No action was taken by the Board.

(b) Cox Landscaping Report and Expenditures, Action Items

- (i) Proposal from Cox Professional Landscape Services LLC for rock area 1, in the amount of \$63,435.
- (ii) Proposal from Cox Professional Landscape Services LLC for rock area 2, in the amount of \$21,544.
- (iii) Proposal from Cox Professional Landscape Services LLC for rock area 3, in the amount of \$46,375.
- (iv) Proposal from Cox Professional Landscape Services LLC for rock area 4, in the amount of \$62,730.
- (v) Proposal from Cox Professional Landscape Services LLC for rock area 5, in the amount of \$36,736.
- (vi) Proposal from Cox Professional Landscape Services LLC for rock area 6, in the amount of \$30,225.
- (vii) Proposal from Cox Professional Landscape Services LLC for Senac filter parts, in the amount of \$7,187.

Following discussion and review, upon a motion duly made by Director Chan, seconded by Director Stadler and, upon vote unanimously carried, the Board approved the proposals from Cox Professional Landscape Services LLC for rock area 1-6 and the proposal for Senac filter parts.

- (viii) Proposal from Cox Professional Landscape Services LLC for rock area 7, in the amount of \$17,740. The Board deferred discussion until the March 12, 2025 meeting.
- (ix) Proposal from Cox Professional Landscape Services LLC for rock area 8, in the amount of \$21,430. The Board deferred discussion until the March 12, 2025 meeting.

- (c) Metropolitan District Public Safety Group Report and Expenditures, Action Items. Mr. Carroll noted there is nothing new to report. Ms. Duran reported that she is working on obtaining proposals for security cameras.

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**UPDATES AND  
DECISION  
ITEMS**

**District Force Pooling Options:** Director Chan reported there is no update at this time.

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

*Pond Maintenance Update:* The Board discussed pond maintenance. Following discussion, the Board authorized JR Engineering to obtain bids for pond maintenance services.

*Underdrain Maintenance Construction Update:* Director Stadler reported to the Board that there has been significant progress. The contractor installed five new manholes and identified blockages in several areas. The total expenditures year-to-date total \$380,000. The Contractor will prepare a proposal for cleaning the remainder of the system.

**City of Aurora Sidewalk Easement:** Ms. Schmidt reviewed the easement with the Board.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Chan and, upon vote unanimously carried, the Board ratified the City of Aurora Sidewalk Easement.

**Pool Usage Agreement by and between the District and Wheatlands Sharks Swim Team:** Ms. Schmidt reported that Pool Usage Agreement by and between the District and Wheatlands Sharks Swim Team is complete and is fully executed. No further action was taken.

**Grant Opportunities:** Director Stadler discussed open space grant opportunities offered by Arapahoe County. He explained that the District is eligible for certain grants; however, none of the projects the District is currently pursuing appear to meet the qualification criteria. He noted that the grant application process is rigorous.

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**LEGAL  
REPORT**

**District Website Compliance:** Mr. Beckman reported that Public Alliance can serve as the District's Compliance Officer and maintain the District's website if desired. No action was taken at this time.

**Draft Annual Report for Fiscal Year 2024:** Ms. Schmidt reviewed the draft Annual Report for fiscal year 2024. 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 draft Annual Report for fiscal year 2024, as amended, and authorized legal counsel to file with the appropriate parties.

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**OTHER  
CONTRACTS**

**Proposal from Charles Taylor Engineering Technical Services for a Reserve Study:** Mr. Beckman reported that he is working with Ms. Duran to obtain proposals for a condition assessment for the District's facilities. He expects to have something in the next week or so.

**Proposals for Fence Replacement and Staining:** The Board reviewed proposals for fence replacement and staining.

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 proposals from Convurt Trends LLC for fence replacement and staining totaling \$67,738.40.

**Proposals to Replace Deck Railing and Decking Boards:** The Board reviewed proposals to replace deck railing and decking boards.

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 RTC Restoration & Renovation to replace deck railing and decking boards, in the amount of \$107,688.72.

**Proposal from Oyster Digital to Replace the Lighthouse Theater Room Projector Bulb:** The Board entered into discussion regarding a proposal from Oyster Digital to replace the lighthouse theater room projector bulb.

Following discussion and review, upon a motion duly made by Director Chan, seconded by Director Stadler and, upon vote unanimously carried, the Board approved the proposal from Oyster Digital to replace the lighthouse theater room projector bulb, in the amount of \$562.29.

**Proposal from Cox Professional Landscape Services LLC to Remove Dead Plant Material, Stakes and Wires:** The Board entered into discussion regarding a proposal from Cox Professional Landscape Services LLC to remove dead plant material, stakes and wires.

Following discussion and review, upon a motion duly made by Director Chan, seconded by Director Stadler and, upon vote unanimously carried, the Board approved the proposal from Cox Professional Landscape Services LLC to remove dead plant material, stakes and wires, in the amount of \$22,200.

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**PUBLIC  
COMMENT**

Ms. Kim inquired about the 90-day restriction on booking venues and requested modifications to the policy to allow for more lead time for booking. Director Stadler noted that the community room is not a commercial space the holding bookings for extended periods has proven to be difficult in the past. The Board took the request under advisement.

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**EXECUTIVE  
SESSION**

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

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**ACTION ON  
MATTERS  
DISCUSSED IN  
EXECUTIVE  
SESSION**

The Board determined no actions were necessary.

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**OTHER  
MATTERS**

**Pond Stocking:** Director Stadler reviewed a proposal from Liley Fisheries to stock the pond with fish.

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 Liley Fisheries to stock the pond with fish, in an amount not to exceed \$5,000.

**Concessions at the Pool:** Director Stadler reported to the Board Front Range Recreation, Inc. will include concessions in their scope of work and the price will not change.

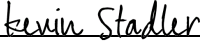
**Dog Park:** Mr. Richter informed the Board that the design is complete he is in the process of obtaining proposals.

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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

