

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED SPECIAL MEETING OF SOUTHSHORE METROPOLITAN DISTRICT NOS. 1 AND 2 HELD AUGUST 8, 2023

A Coordinated Special Meeting of the Boards of Directors of the Southshore Metropolitan District No. 1 (“**District No. 1**”) and Southshore Metropolitan District No. 2 (“**District No. 2**” and collectively with District No. 1, the “**Districts**”) was held on August 8, 2023 at 3:00 p.m. The Meeting was held by virtual attendance on Zoom at <https://us02web.zoom.us/j/83957417542>, (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:

Ryan Zent, President, **District Nos. 1 and 2**

Kevin Stadler, Vice President/Secretary/Treasurer, **District Nos. 1 and 2**

Aaron L. Clutter, Vice President/Assistant Secretary/Treasurer,
District No. 1

P. Joseph Knopinski, Vice President/Assistant Secretary/Treasurer, **District No. 1**

Jeff Bergeon, Vice President/Assistant Secretary/Treasurer,
District No. 2

Kevin Chan, **District No. 2**

Absent (excused):

None.

Also in Attendance were:

Cathy Hamilton of Simmons & Wheeler

Doug Richter of Earnweald Consulting Services, LLC

Joe W. Norris of Cockrel Ela Glesne Greher & Ruhland, P.C. (“**CEGR**”)

Sarah H. Luetjen of CEGR

CONFLICTS OF INTEREST

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

NOTICE

Ms. Luetjen stated that Notice had been properly posted at least 24 hours prior to the meeting on the Districts' website. Ms. Luetjen 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.

JUNE 13, 2023
MINUTES

The Boards of District Nos. 1 and 2 considered the Minutes of the July 11, 2023 Coordinated Regular Board meeting. After discussion and upon motion duly made, seconded and unanimously carried, the Minutes of District Nos. 1 and 2 Joint Board meeting were approved as presented.

PUBLIC COMMENT

None.

ACCOUNTANT'S
REPORT

Ms. Hamilton reviewed the financials with the Board of each District. She then 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 of District No. 1 (a) approved and confirmed the disbursements as presented and (b) approved the checks.

Ms. Hamilton then stated that District No. 2 will need to amend their 2023 budget at the September meeting.

ENGINEER'S
REPORT

Mr. Richter informed the Board that ELCI has finished the contract work for Filing 17. Mr. Richter noted that work is currently being done on drainage issues, erosion control and assessing homeowner complaints.

Director Clutter noted the fence repair was progressing and still on schedule for completion. He then reported that a vehicle hit a boundary wall but the fence company assisted with the cleanup. Andy Carroll is working on the hit and run details and will provide those to the Colorado Special District Pool in order for the District to file a claim. Director Clutter discussed the stormwater cleanup. The first round has been completed. The second round of cleanup has been slowed due to the rain storms but this part of the project is almost complete. Another cleanup will be done in the fall.

UNDERDRAIN
ISSUES

Director Clutter noted that the cleanouts were found in Ponds 3, 4 and 5. They are continuing to find cleanouts in Filing 12. He suggested installing a manhole but he is working with the City of Aurora to obtain a permit. Director Clutter stated that he had reviewed the video surveillance of the damaged underdrain and confirmed that the pipe has collapsed and is damaged. Director Clutter wants to wait to fully assess the situation until he is able to see the exposed line.

TREE LOSS

Director Stadler informed the Board he spoke with Richmond American Homes (“**RAH**”) and ELCI and discussed the terms of the Construction and Acceptance Agreement. It was decided that RAH and ELCI will work together and share the cost to replace the trees.

INTERPRETIVE
SIGN PROPOSAL

President Zent noted that he has reviewed the proposals but does not have an update at this time. He will bring more information back to the Board at the September meeting. No action was taken.

DISTRICT NO. 1
DISSOLUTION

Mr. Norris provided an update on the dissolution of District No. 1 to the Board noting that the District Court approved the dissolution and granted the Order for Dissolution. Ms. Hamilton has begun work on transferring various financial information from District No. 1 to District No. 2. Ms. Luetjen informed the Board that the Order for Dissolution will not be recorded until all financial matters for District No. 1 have been finalized.

DISTRICT NO. 2
NAME CHANGE

Mr. Norris discussed the name change of District No. 2. The Board would like to reconsider and approve the name change after all items have been transferred to District no. 2 and the recordation of the Order for Dissolution

DISTRICT AND
HOA
SIMPLIFICATION

Director Stadler stated that he has reviewed the Wheatlands Metropolitan District model of Homeowners Association simplification and will work on creating a plan for District No. 2 following that example. Director Stadler mentioned that he has had questions from homeowners regarding the property taxes and Homeowners Association/District fees. He then noted that the goal is to have the District take over HOA functions by January 1, 2024.

DISTRICT
MANAGEMENT

The Board discussed the implementation of a District Manager to manage day to day operations of the District. Directors Stadler and Knopinski will work on finalizing the Request for Proposals.

CONSENT LETTER
TO AURORA
POLICE
DEPARTMENT

Director Stadler discussed the consent letter to Aurora Police Department regarding Security Services with the Board. Upon motion duly made, seconded and unanimously carried, the consent letter was approved as presented.

EXECUTIVE
SESSION

Not needed.

ACTION ON
MATTERS
DISCUSSED IN
EXECUTIVE
SESSION

None.

OTHER MATTERS

Director Bergeon discussed the use of dump trucks on Titus Road. The trucks are causing damage to the roads and sports courts. Directors Bergeon and Stadler will work together to decide on a plan moving forward.

ADJOURNMENT

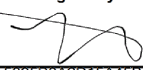
There being no other matters to come before the Board, the meeting was adjourned.


Respectively submitted,





Sarah H. Luetjen, Secretary for the meeting


APPROVED

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Kevin Stadler

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Ryan Zent

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Aaron Clutter

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