

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT NOS. 1 AND 2 HELD MAY 9, 2023

A Coordinated Regular 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 May 9, 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

David A. Greher of Cockrel Ela Glesne Greher & Ruhland, P.C. (“**CEGR**”)

Sarah H. Luetjen of CEGR

Kristin Herndon of CEGR

Ryan Platt of Flock Safety Services

CONFLICTS OF INTEREST

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

NOTICE

Mr. Greher 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.

OATHS OF OFFICE

Ms. Luetjen discussed the results of the May 2023 election, noting that the Oaths of Office have been filed with the Clerk and Records office.

ELECTION OF OFFICERS, DISTRICT NO. 1

Following discussion, upon motion duly made, seconded and unanimously carried, the Board of District No. 1 elected the officers to the Board of District No. 1 as follows:

Ryan Zent – Chairman
Kevin Stadler – Vice President/Secretary/Treasurer
P. Joseph Knopinski – Vice President/ Assistant Secretary/Treasurer
Aaron Clutter – Vice President/Assistant Secretary/Treasurer

ELECTION OF OFFICERS, DISTRICT NO. 2

Following discussion, upon motion duly made, seconded and unanimously carried, the Board of District No. 2 elected the officers to the Board of District No. 2 as follows:

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

SECURITY SERVICES

Director Stadler discussed the request from the community regarding security issues and the merits of Flock Safety Services. The cost to the District would be \$39,700 the first year and \$31,250 every year after. The Board discussed other companies offering similar services. Upon motion duly made, seconded and unanimously carried, the Board of District No. 2 authorized Director Stadler to have Flock do an assessment for the District, and to coordinate a security assessment of the District with the Aurora Police Department.

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.

APRIL 11, 2023
MINUTES

The Boards of District Nos. 1 and 2 considered the Minutes of the April 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.

SAFETY AND LOSS
PREVENTION
GRANT
ALLOCATION

The Board discussed the security cameras and anti-slip flooring in the lighthouse noting that \$3,7803.78 could be put toward these expenses. The Board will apply for the security cameras and if the CSO denies the request, the anti-slip flooring will be applied for. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the application for the Safety and Loss Prevention Grant.

ENGINEER’S
REPORT

Mr. Richter noted that ELCI has finished cleaning Pond C and all work is now complete but that the sodium levels in the pond are high and an injection treatment may be needed to correct this issue. Mr. Richter is working with ELCI to resolve this issue as soon as possible and neutralize the water. There are multiple trees within the District that were planted within the last year that are needing treatment by Norris Design. If the fertilizer treatment does not work the trees will need to be replaced due to decaying and death of the trees. The Board discussed the potential of a resident looking to install inground pool in their backyard noting that Xcel Energy does not have public utilities in their easement. The electrical line that is currently on the resident’s property would need to be moved if the HOA gives approval. From there the resident would be able to move forward with the pool.

DISCUSSION
DESIGN AND
LOCATION OF
SPORTS COURTS

Director Stadler discussed the potential of adding more amenities to the District for residents noting that residents have mentioned the addition of sports courts would be welcomed. The District may allocate and will look into the cost of adding and maintaining such amenities. Director Clutter will get a proposal together but more information and input is needed to know exactly what sports the residents would like to have added. The Board will discuss further at the June meeting.

EASEMENT
STATUS

Discussed above in Engineer's Report.

ELCI CONTRACT

The Board discussed the ELCI Contract noting that the contract would be around \$8,600. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the ELCI contract.

DISTRICT NO. 1
DISSOLUTION

Mr. Greher provided an update on the dissolution of District No. 1 to the Board noting that a hearing is to take place sometime after the June Board meeting. Mr. Greher will look into the amended budget of District No. 2 and a petition will be filed prior to the June Board meeting. Further updates are to come at the June meeting.

EXECUTIVE
SESSION

Not needed.

ACTION ON
MATTERS
DISCUSSED IN
EXECUTIVE
SESSION

None.

DISTRICT AND
HOA
SIMPLIFICATION

The Board discussed the simplification of the District and Homeowners Association noting that there needs to be more clarification for when the Districts take over the responsibilities of the Homeowners Association.

OTHER MATTERS

None.

ADJOURNMENT

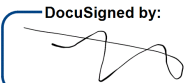
There being no other matters to come before the Board, the meeting was adjourned.

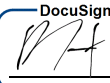
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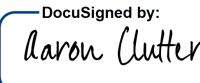


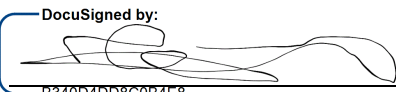
Kristin Herndon, Secretary for the meeting

APPROVED

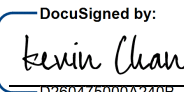
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Kevin Stadler

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