

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT NOS. 1 AND 2 HELD JUNE 13, 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 June 13, 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

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

Kevin Chan, **District No. 2**

Absent (excused):

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

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.

PUBLIC COMMENT

None.

FLOCK SAFETY
AND SECURITY
ASSESSMENT

Director Stadler discussed the status of the Flock security system. Installation is progressing, they are working on obtaining permits from the city and the completion timing is still on track.

MAY 9, 2023
MINUTES

The Boards of District Nos. 1 and 2 considered the Minutes of the May 9, 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.

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.

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 or President Zent to execute an agreement with Flock to provide security services, and to coordinate a security assessment of the District with the Aurora Police Department.

PUBLIC HEARING
ON 2022 BUDGET
AMENDMENT,
DISTRICT NO. 1

Director Stadler opened the public hearing on the 2022 budget amendment for District No. 1, notice of which had been published in accordance with the Local Government Budget Law. No members of the general public registered any objections or offered any modifications to the 2022 budget amendment. The public hearing was closed.

Ms. Hamilton reviewed the budget amendment for District No. 1 and noted that additional expenditures in the Capital Projects Fund were necessary resulting in expenditures in excess of appropriations for the 2022 fiscal year, that such additional expenditures were contingencies which could not have been reasonably foreseen at the time of adoption of the first budget amendment, and that funds were available for such expenditures from unanticipated revenue (other than property taxes) or other surplus funds in the Capital Projects Fund.

Upon motion duly made, seconded and unanimously carried, the Board approved the Resolution to Adopt the Amended 2022 Budget.

SAFETY AND LOSS
PREVENTION
GRANT
ALLOCATION

Ms. Luetjen provided a status update regarding the Safety and Loss Prevision Grant and noted that she will complete and submit the Safety and Loss Prevision Grant application to cover a portion of the security camera installation. Ms. Luetjen will provide the Board with another update at the July meeting.

PUBLIC COMMENT

None.

ENGINEER'S
REPORT

Mr. Richter noted that due to the excessive rain, he is monitoring the erosion control and addressing any issues as they come up. ELCI will conduct a walk-through of Filing 17 and plans to correct the punch list after the assessment. Mr. Richter then reported that all work was completed in Filing 14 around Pond C before the rain storms. Due to those storms, most work was damaged. DR Horton is waiting for the area to dry out enough to conduct a site walk with the City to assess the damage.

Mr. Greher discussed the dead trees within Filing 19. He noted that Richmond American Homes' contract included a 30-day warranty along with a maintenance clause. Mr. Greher recommended that Mr. Richter provide Richmond American Homes with a copy of said contract and ask that they replace the dead and/or dying trees.

DISTRICT NO. 1
DISSOLUTION

Mr. Greher provided an update on the dissolution of District No. 1 to the Board noting that the City approved the Resolution and other various District documents regarding the Dissolution. The District Court hearing has been scheduled for July 7, 2023 and a further update will be provided at the July meeting.

EXECUTIVE
SESSION

Not needed.

ACTION ON
MATTERS
DISCUSSED IN
EXECUTIVE
SESSION

None.

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 AND
HOA
SIMPLIFICATION

Director Stadler discussed the simplification of the District and Homeowners Association noting that work should hold off until District No. 1 has been officially dissolved. Until then, Director Stadler will continue to work on an announcement to the community and will circulate a presentation to the Board in the upcoming months.

OTHER MATTERS

Director Stadler reported that after the review of two proposals for the creation and installation of the interpretive signage, the costs are similar. President Zent will take the lead on this project and will report back to the Board in July.

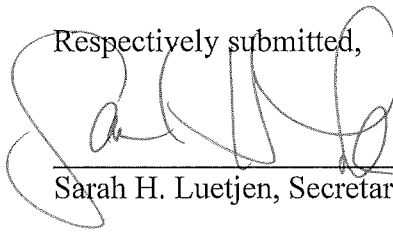
Ms. Hamilton noted that she will need to set up checking and COLOTRUST accounts for District No. 2. She will also need to set District No. 2 up with a bill.com account and obtain new signatory cards. Upon motion duly made, seconded and unanimously carried, the Board authorized Ms. Hamilton to open the various accounts and add Director Stadler to the signatory cards.

Ms. Hamilton then stated that District No. 1's checking account will need to be closed and the small available balance be transferred to District No. 2's new account. Upon motion duly made, seconded and unanimously carried, the Board authorized Ms. Hamilton to proceed and Director Clutter to draft and submit a closing letter for District No. 1 to the Bank.

ADJOURNMENT

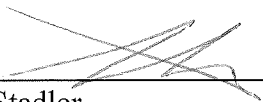
There being no other matters to come before the Board, the meeting was adjourned.

Respectively submitted,




Sarah H. Luetjen, Secretary for the meeting

APPROVED

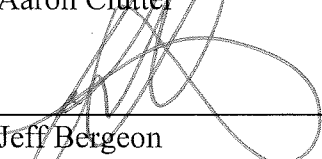


Kevin Stadler

Ryan Zent



Aaron Clutter



Jeff Bergeon



Kevin Chan