

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED SPECIAL MEETING OF SOUTHSHORE METROPOLITAN DISTRICT NOS. 1 AND 2 HELD SEPTEMBER 12, 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 September 12, 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**

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

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

Kevin Chan, Vice President/Assistant Secretary/Treasurer, **District No. 2**

Absent (excused):

Aaron L. Clutter, 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

Colette Palmer

A member of the public

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.

AUGUST 8, 2023
MINUTES

The Boards of District Nos. 1 and 2 considered the Minutes of the August 8, 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 revised.

PUBLIC COMMENT

None.

APPOINTMENT TO
FILL VACANCY,
DISTRICT NO. 2

It was noted that that there is currently one vacancy on the Board of District No. 2. Following discussion and upon motion duly made, seconded and unanimously carried, the Board appointed Colette Palmer to fill a vacancy on the Board of District No. 2 for a term to expire in May, 2025.

ELECTION OF
OFFICERS,
DISTRICT NO. 2

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

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

DISTRICT NO. 1
DISSOLUTION

Mr. Greher provided an update on the dissolution of District No. 1 to the Board noting that the Ms. Hamilton and President Zent are wrapping up on various financial matters and should be done by the last week in September.

Mr. Greher then noted that all property owned by District No. 1 will need to be conveyed to District No. 2. Mr. Greher also stated that water and sewer improvements may need to be conveyed to the City. He will discuss further with Director Clutter and report back to the Board.

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.

PUBLIC HEARING
ON 2023 BUDGET
AMENDMENT
HEARING,
DISTRICT NO. 2

Director Stadler opened the public hearing on the 2023 budget amendment for District No. 2, 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 2023 budget amendment. The public hearing was closed.

Ms. Hamilton reviewed the budget amendment for District No. 2 and noted that additional expenditures in the Capital Projects Fund were necessary resulting in expenditures in excess of appropriations for the 2023 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 2023 Budget.

ENGINEER'S
REPORT

Mr. Richter informed the Board that all retainage has been released. Filing 18 including the lighthouse, has been closed out with the City of Aurora. The open space is expected to be closed out before the end of the year. Mr. Richter then noted that the grass around Pond C will need to continue to grow and the chain link fence will need to be removed before it opens back up.

SAFETY/SECURITY
UPDATE

Mr. Greher noted that he received consent for security services from the City of Aurora Police Department. Mr. Greher will alert Andy Carroll, Metropolitan District Public Safety Group, LLC.

COLOSCAPES
PROPOSAL (UP
LIGHTING)

Upon motion duly made, seconded and unanimously carried, the Board approved the ColoScapes proposal for up lighting the Board approved the contract and authorized Mr. Richter to move forward with the project, not to exceed \$10,000. Mr. Richter noted that he will work with Director Stadler.

TEMPORARY
CONSTRUCTION
EASEMENT

Mr. Richter reported that he had not heard from the residents and noted they are waiting for word from the City of Aurora. No action was taken.

UNDERDRAIN
ISSUES

Tabled.

TITUS ROAD

Mr. Richter stated that he would check on the progress with the City. Director Stadler noted that he would like to provide an update to the community.

INTERPRETIVE
SIGN PROPOSAL

President Zent noted that he will be meeting with notchcode and hopes to have a formal proposal at the October meeting. Mr. Richter and Ms. Palmer with assist President Zent.

DISTRICT NO. 2
NAME CHANGE

Mr. Greher noted that there is nothing to do at this time. No action was taken.

DISTRICT AND
HOA
SIMPLIFICATION

Director Stadler noted that the Southshore Design Review Committee is reviewing the declaration.

DISTRICT
MANAGEMENT

Director Stadler stated that he is working on a revised proposal and will provide an update to the Board at the next meeting.

EXECUTIVE
SESSION

Not needed.

ACTION ON
MATTERS
DISCUSSED IN
EXECUTIVE
SESSION

None.

SPECIAL EVENT
PERMIT
(LIGHTHOUSE)

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the City of Aurora's Special Event Permit to hold a Murder Mystery Party at the Lighthouse.

SPECIAL EVENT
PERMIT
(LAKEHOUSE)

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the City of Aurora's Special Event Permit to hold a Octoberfest/Fall Fest at the Lakehouse.

SAVE THE
AURORA
RESERVOIR

Director Chan discussed putting together a non-District supported watch party to view the October 1, 2023 County hearing regarding regulations on oil and gas.

OTHER MATTERS

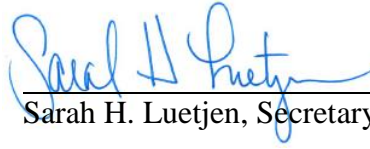
Director Bergeon noted that the Lakehouse beer pour station had been closed before the posted closing time and that the gym has also closed early in the past. Director Stadler stated that due to security issues, the gym hours have changed and it now closes at 8pm.

Director Chan discussed various issues with speeding in the community.

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

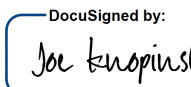
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