

**AGENDA**  
**OF THE COORDINATED**  
**REGULAR MEETING OF**  
**SOUTHSHORE METROPOLITAN DISTRICT NO. 1**  
**AND**  
**SOUTHSHORE METROPOLITAN DISTRICT NO. 2**

Time: Tuesday, March 14, 2023, 3:00 p.m.

Location:

*This meeting will be held via Zoom and may be joined using the following link:*

<https://us02web.zoom.us/j/83957417542>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 253 215 8782 or +1  
346 248 7799 or +1 669 900 9128

Webinar ID: 839 5741 7542

**AGENDA**

1. Disclosures of any potential conflicts of interest.
2. Approval of Minutes of February 14, 2023 Special Meeting. **(District Nos. 1 and 2)**
3. Public Comment.
4. Accountant's Report and review of financials and claims payable. **(District Nos. 1 and 2)**
5. Review and consideration of District construction and operating expenditures including one or more construction requisition requests. **(District No. 1)**
6. Resolutions Accepting Engineer's Written Report and Requesting Requisition of Funds. **(District No. 1)**
7. Review Requisition requests from District No. 1 and adopt Resolutions accepting Request to Requisition of Funds. **(District No. 2)**
8. District Engineer's Oral Report. **(District No. 1)**
9. Discussion of underdrain issue. **(District No. 1)**

10. Executive Session under Section 24-6-402(4)(b), C.R.S., to confer with District Counsel to obtain legal advice regarding the Districts' contractual obligations, contract offers, construction matters, audit matters, transfers of assets, possible dissolution of District No. 1, HoA contracts and facilities management issues, and related matters. **(District Nos. 1 and 2)**
11. Possible action on matters discussed in Executive Session. **(District Nos. 1 and 2)**
12. Discuss District and HoA simplification. **(District Nos. 1 and 2)**
13. Review and Adopt Resolutions Designating Posting Location. **(District Nos. 1 and 2)**
14. Any other matter that may come before the Board.

This meeting is open to the public.

SOUTHSHORE METROPOLITAN DISTRICT NO. 1

SOUTHSHORE METROPOLITAN DISTRICT NO. 2

By     /s/ Ryan Zent      
Ryan Zent, President

# RECORD OF PROCEEDINGS

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## MINUTES OF THE COORDINATED REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT NOS. 1 AND 2 HELD FEBRUARY 14, 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 February 14, 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.

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### 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**

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#### Absent (excused):

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

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#### 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**”)

Harley G. Gifford of CEGR

Sarah H. Luetjen of CEGR

Various members of the public

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### CONFLICTS OF INTEREST

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

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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.

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JANUARY 10, 2023  
MINUTES

The Boards of District Nos. 1 and 2 considered the Minutes of the January 10, 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.

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PUBLIC COMMENT

None.

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EXECUTIVE  
SESSION

The Boards of District No. 1 and District No. 2 moved that the regular meeting of the Boards be temporarily adjourned and that each Board reconvene in Executive Session pursuant to Section 24-6-402(4)(b), C.R.S., to confer with District Counsel to obtain legal advice regarding the Districts' budget, improvements, inclusions, District fees, Service Plan implementation, Aurora Water reimbursements, current litigation matters and related issues. The Board temporarily adjourned the regular meeting at 3:05 p.m. and reconvened in Executive Session.

The Board then reconvened in regular session at 3:17 p.m.

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ACTION ON  
MATTERS  
DISCUSSED IN  
EXECUTIVE  
SESSION

Upon motion duly made, seconded and unanimously carried, the Board authorized Cockrel Ela Glesne Greher & Ruhland, P.C. to file the Petition for Dissolution of District No. 1 with the District Court.

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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, motions were made, seconded and unanimously carried, the Board of District No. 1 (a) approved and confirmed the disbursements as presented and (b) approved the checks.

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AMENDED  
RESOLUTION  
CALLING FOR THE  
DISSOLUTION OF  
DISTRICT NO. 1

Following discussion, a motion was made, seconded and unanimously carried, the Board of District No. 1 approved the Amended Resolution Calling for the Dissolution of District No. 1.

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RESOLUTION OF  
SUPPORT OF THE  
DISSOLUTION OF  
DISTRICT NO. 1

Following discussion, a motion was made, seconded and unanimously carried, the Board of District No. 2 approved the Resolution of Support of the Dissolution of District No. 1.

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SOUTHSHORE  
HOMEOWNERS  
ASSOCIATION  
SIMPLIFICATION  
PROCESS

Director Stadler discussed the potential simplification of the Homeowners Association.

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OTHER MATTERS

Mr. Richter noted that there was no update on the fence replacement project. He will take it out to bid and report back to the Board.

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ADJOURNMENT

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

Respectively submitted,

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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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Jeff Bergeon

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I hereby attest that I am the attorney of the Districts, that I was in attendance during the Joint Executive Session of the Boards of the Districts convened on February 14, 2023, and that the discussion during the Executive Session constituted a privileged attorney-client communication for which no record is required to be kept by law.

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Joseph W. Norris

Southshore Metropolitan District No. 1 and 2  
Schedule of Cash Position  
March 14, 2023

	General	Debt Service	Capital Project	Total
<b><u>District No. 1</u></b>				
<b>FirstBank - Checking</b>				
Balance as of 2/28	\$ 18,641.60	\$ -	\$ -	\$ 18,641.60
<i>Subsequent activities:</i>				
Vouchers payable	14-Mar (76,179.68)	-	-	(76,179.68)
Transfer from District 2	80,000.00	-	-	80,000.00
<i>Anticipated balance:</i>	\$ 22,461.92	\$ -	\$ -	\$ 22,461.92
 <b><u>District No. 2</u></b>				
<b>Colotrust - Savings</b>				
Balance as of 2/28	\$ 324,084.78	\$ 23,930.47	\$ -	\$ 348,015.25
<i>Subsequent activities:</i>				
Property taxes	1,094,840.52	773,846.97	-	1,868,687.49
Special Development Fees	-	22,500.00	-	22,500.00
Transfer to UMB Trustee	-	(800,000.00)	-	(800,000.00)
Transfer to District 1	(80,000.00)	-	-	(80,000.00)
<i>Anticipated balance:</i>	1,338,925.30	20,277.44	-	1,359,202.74
 <b>UMB - GO Bond Series 2020 (in Colotrust Plus +):</b>				
Balance as of 2/28				
Bond Fund - 2020A-1	-	1,709,621.39	-	1,709,621.39
Bond Fund - 2020A-2	-	445,585.17	-	445,585.17
Reserve Fund - 2020A-1	-	1.00	-	1.00
Reserve Fund - 2020A-2	-	1.00	-	1.00
Project Fund - 2020A-1/2	-	-	340.73	340.73
Bond Fund - 2020B	-	267,239.18	-	267,239.18
Reserve Fund - 2020B	-	1,848,286.93	-	1,848,286.93
Project Fund - 2020B	-	-	314.60	314.60
Surplus - 2020B	-	716,511.79	-	716,511.79
<i>Subsequent activities:</i>				
Transfer from Colotrust	-	800,000.00	-	800,000.00
Debt Service Payment	-	-	-	-
Payments from Project - 2020A-1/2	-	-	-	-
Payments from Project - 2020B	-	-	-	-
<i>Anticipated balance:</i>	-	5,787,246.46	655.33	5,787,901.79
 <b>UMB - SSRA Escrow</b>				
Balance as of 2/28	-	-	268.11	268.11
<i>Subsequent activities:</i>				
Payments from Escrow	-	-	-	-
<i>Total Anticipated balance - SSRA:</i>	\$ -	\$ -	\$ 268.11	\$ 268.11



Southshore Metropolitan District No. 1  
 Claims to be approved - 3/14/2023 Meeting

<u>Vendor Name</u>	<u>Invoice #</u>	<u>Invoice Date</u>	<u>Description</u>	<u>Amount</u>
Environmental Landworks Company Inc	4	3/3/2023	Install drain and sod Flg 14 Park	\$ 23,340.00
CMS Environmental Solutions, LLC	146474	2/1/2023	01 Inspections - F18 poolhouse	250.00
CMS Environmental Solutions, LLC	147944	3/1/2023	02 Inspections - F14 Train Extension	625.00
Cockrel Ela Glesne Greher & Ruhland	02 28 23	2/28/2023	02 23 Legal Services	9,039.88
Earnweald Consulting Services, LLC	SSMD1-2023-44	2/28/2023	02 District Engineer	2,405.00
J. R. Engineering, LLC	81702	2/28/2023	Underdrain Maintenance	28,585.00
J. R. Engineering, LLC	81703	2/28/2023	Pond Maintenance	7,690.00
J. R. Engineering, LLC	81704	2/28/2023	Fence Repl Project	2,664.30
Simmons & Wheeler PC	34786	1/31/2023	01 23 Accounting Svcs	1,580.50
				<u>\$ 76,179.68</u>