

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF SOUTHSHORE METROPOLITAN DISTRICT

HELD SEPTEMBER 16, 2024

A Special Meeting of the Board of Directors of the Southshore Metropolitan District was held on September 16, 2024 at 6:00 p.m. The Meeting was held by virtual attendance on Zoom at <https://us02web.zoom.us/j/83642455537> (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
Kevin Stadler, Vice President/Secretary/Treasurer
Kevin Chan, Vice President/Assistant Secretary/Treasurer
Jeff Bergeon, Vice President/Assistant Secretary/Treasurer

Absent (excused):

Colette Palmer, Vice President/Assistant Secretary/Treasurer

Also in Attendance were:

David A. Greher of CEGR Law
Sarah H. Luetjen of CEGR Law
Cathy Hamilton of Simmons & Wheeler
Angel Duran of The Management Trust (“MT”)
Jennifer Cornthwaite of MT
Hernan Buenfil of MT
Randy Cox of Cox Landscaping
Various members 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

Mr. Greher stated that Notice had been properly posted at least 24 hours prior to the meeting on the District’s website. Mr. Greher confirmed that such Notice was also placed at the entrance of the Lakehouse, Lighthouse at least 24 hours in advance and sent to the City of Aurora Clerk at least three days in advance. The certification of posting is attached hereto. The notice also included the agenda items.

CONSIDER
AGENDA

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the agenda as presented.

ACCOUNTANT'S
REPORT

Ms. Hamilton 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 (a) ratified approval the July 31, 2024 financials; (b) approved and confirmed the disbursements as presented and (b) approved the claims.

STATUS OF 2023
AUDIT

Ms. Hamilton informed the Board that there were no new updates and said she would follow up with the auditor to check on the progress of finalizing the audit.

CONSENT
AGENDA

The following items were approved by the Board without discussion on the Consent Agenda, except where indicated:

LMI proposal #16773 - Boathouse lighting around pond, water feature and along trail - in the amount of \$108,474.83.

Cox Landscape proposal #43312 - Boathouse lighting in ground Senac Pond trail and trees in the amount of \$106,892.00.

Cox Landscape proposal #43045 - removal of dead trees and plants in the amount of \$22,200.

Cox Landscape proposal #43027 - common area rehab.; 27691 E Lakeview Dr in the amount of \$8,942.00.

Cox Landscape proposal #43326 - 2024 playground mulch; Ridge Park, Lighthouse Park, and Southshore Park in the amount of \$15,550.00.

Kiowa Farm proposal - Horse Drawn Carriage Rides in the amount of \$1,330.

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the foregoing items from the Consent Agenda (having tabled the approval of the July 9, 2024 and August

13, 2024 meeting minutes, and various Management Trust and Cox Landscaping proposals.).

DISTRICT
COMMITTEES
UPDATE

Director Bergeon discussed the appointment of Preston Peterson to the Facilities Committee. Upon motion duly made, seconded and unanimously carried, the Board appointed Mr. Peterson to the Facilities Committee.

Finance Committee: Director Stadler discussed the 2025 budget plan with the Board. He noted that the Finance Committee will meet with MT and Ms. Hamilton to review all financials and will present their findings to the Board at the October Regular Meeting.

Facilities Committee: Director Bergeon stated that the proposed Sports Court project has been placed on hold until the Board meets in late 2025 to review the District's 2026 budget. Chris Handley then requested that the Facilities Committee receives more direction from the Board, asking what their clear responsibilities are. Director Bergeon will share the 2025 draft budget with the Committee so they can provide their input.

Landscaping Committee: Mr. Cox discussed the Cox Landscaping proposal regarding snow removal. The Board reviewed this proposal along with a proposal received from LMI. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Cox Landscaping proposal regarding snow removal.

Mr. Cox then discussed the Cox Landscaping proposal regarding the implementation of snow markers. After discussion, the Board denied this proposal.

Mr. Cox discussed the need for a second drain at Ridge and Spinnaker Parks. Upon motion duly made, seconded and unanimously carried, the Board approved the installation of a second drain at the parks.

Director Stadler inquired about the fence staining. Ms. Duran stated the staining should begin in October.

Communications Committee: Director Chan informed the Board that he and Ms. Cornthwaite continue to work together to create a community newsletter that will combine information from the homeowner's association and the District. Director Chan reported that he would like to implement an app for the community. He also suggested consolidating the community's social media accounts.

PUBLIC COMMENT

None.

MANAGEMENT
REPORT

Ms. Duran discussed the proposal from PBC Professional Building Cleaning. Following further discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal subject to clarification and final review.

Ms. Cornthwaite informed the Board that she, Director Chan and Director Bergeon discussed the status of the audio-visual equipment and the use of Oyster Digital to repair and upgrade the current system. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved Oyster Digital to complete the work in an amount not to exceed \$12,000. The Board then authorized Oyster Digital to continue future repairs on an as needed basis.

Ms. Cornthwaite presented the proposal from Kiowa Farm regarding horse drawn carriage rides. She informed the Board that the carriage rides would coincide with the tree lighting ceremony during the 2024 holiday season. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Kiowa Farm.

LANDSCAPING
REPORT

Mr. Cox presented Cox Landscaping's monthly newsletter and reviewed various landscaping items approved during the Consent Agenda and Landscaping Committee report.

SAFETY AND
SECURITY REPORT

No report to provide.

CONSTRUCTION
AND ENGINEERING
REPORT

No report to provide.

LEGAL REPORT

Ms. Luetjen informed the Board that she met with Director Stadler, MT and Highstreet TCW to discuss insurance risk management options. Mr. Buenfil discussed using MT as the District's insurance risk management firm. Director Stadler directed Mr. Buenfil to prepare and present a formal proposal at the October regular meeting.

Ms. Luetjen then discussed her presentation at the 2024 Special District Association conference, where she discussed successful metropolitan districts in the metro area, using Southshore as an example.

OTHER
CONTRACTS

None.

DISCUSS FORCE
POOLING OPTIONS

Director Chan informed the Board that the oil and gas operator has not started the pooling process and will not do so until the public has been notified, at least sixty to ninety days prior. Director Chan reached out to an attorney who specializes in this type of situation. Following discussion and upon motion duly made, seconded and unanimously carried, the Board authorized Director Chan to request an engagement letter for special counsel services. He will come back to the Board with more information at the October meeting.

EXECUTIVE
SESSION

Not needed.

ACTION ON
MATTERS
DISCUSSED IN
EXECUTIVE
SESSION

None.

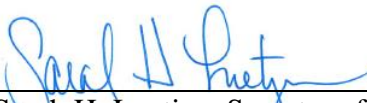
OTHER MATTERS

Ms. Duran discussed options for the storage of the pool furniture during the off season. The Board directed Ms. Duran to research further and provide her findings at the October meeting.

ADJOURNMENT

There being no other matters to come before the Board, the meeting was adjourned at approximately 7:30 p.m.

Respectively submitted,



Sarah H. Luetjen, Secretary for the meeting

APPROVED

Signed by:

Ryan Zent

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Ryan Zent

Signed by:

Kevin Stadler

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Kevin Chan

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Signed by:

Colette Palmer

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Signed by:

Jeff Bergeon

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Jeff Bergeon