

## RECORD OF PROCEEDINGS

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### MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT

HELD APRIL 9, 2024

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on April 9, 2024 at 6:00 p.m. The Meeting was held by virtual attendance on Zoom at <https://us02web.zoom.us/j/82259514192> (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 Chan, Vice President/Assistant Secretary/Treasurer  
Jeff Bergeon, Vice President/Assistant Secretary/Treasurer  
Colette Palmer, Vice President/Assistant Secretary/Treasurer

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##### Absent (excused):

Kevin Stadler, Vice President/Secretary/Treasurer

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##### Also in Attendance were:

David A. Greher of CEGR Law  
Cathy Hamilton of Simmons & Wheeler  
Michele Rittgers and Monique Diego of The Management Trust  
Doug Richter of Earnweald  
Randy Cox of Cox Landscaping  
Various members of the public

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#### CONFLICTS OF INTEREST

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

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#### 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 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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CONSENT  
AGENDA

March 12, 2024 Regular Meeting Minutes

2024 Updated Resolution Designating the Official Custodian of Records  
and Adopting a Policy on Responding to Records Requests

The Board approved the Consent Agenda, as presented.

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DISTRICT  
UPDATES

Manager’s Report: Ms. Rittgers informed the Board that Hernan Buenfil had been hired to be the District’s property manager.

Safety and Security: Ms. Rittgers indicated that the facilities had been rekeyed following the transfer of control to the District.

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DISTRICT  
ENGINEER’S ORAL  
REPORT

Mr. Richter indicated that there had been little activity in the District since the prior meeting.

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PUBLIC COMMENT

None.

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DISTRICT  
COMMITTEES  
UPDATE

Finance Committee: Tabled for the meeting.

Facilities Committee: Director Bergeon discussed various matters related to the Lighthouse such as the need for clearly marked signs stating the rules and age limits, waivers for the Pour Station: the need is for nine signs for a total of \$2,000. Director Bergeon then discussed Zip Balls and Zip Screen Walls to be installed at the Lighthouse: eight Zip Screen Walls at \$150 each. After discussion, the Board approved the foregoing expenditures.

Landscaping Committee: Upon motion duly made, seconded and unanimously carried, the Board appointed Sierra Erickson and JoLyn Brown to the Landscaping Committee. Director Palmer discussed trash clean-up around the Lighthouse grounds. Director Chan noted that he is working with Jolyn Brown. Ms. Buchanan informed the Board that she is working on setting a date and time to walk the grounds with Cox

Landscaping. Proposals were reviewed.

Communications Committee: Tabled.

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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 February 29, 2024 financials; (b) approved and confirmed the disbursements as presented and (b) approved the claims.

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NEW CONTRACTS

Ms. Rittgers presented the Managed Services Program Agreement between the District and The Trust IT. Following discussion and upon motion duly made, seconded and unanimously carried, the Board ratified the approval of the Managed Services Program Agreement.

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EXECUTIVE  
SESSION

The Board moved that the Regular meeting of the Board be temporarily adjourned and that the 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 District boundaries, District communications, proposed Services Agreement with the Master Association, and related matters. The Board temporarily left the Regular meeting at 7:03 p.m. and reconvened in Executive Session.

The Board concluded the Executive Session and reconvened in regular session at 7:21 p.m.

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ACTION ON  
MATTERS  
DISCUSSED IN  
EXECUTIVE  
SESSION

None.

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OTHER MATTERS

None.

ADJOURNMENT

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

Respectively submitted,

  
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David A. Greher, Secretary for the meeting

APPROVED

DocuSigned by:

*Ryan Zent*

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Ryan Zent

DocuSigned by:

*Kevin Chan*

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Kevin Chan

DocuSigned by:

*Colette Palmer*

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Colette Palmer

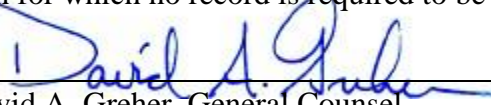
DocuSigned by:

*Jeff Bergeon*

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Jeff Bergeon

Pursuant to Section 24-6-402(2)(d.5)(I)(B), C.R.S., I hereby attest that I am the attorney of the District, that I was in attendance during the Executive Session of the Board of the District convened on April 9, 2024, 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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David A. Greher, General Counsel