

## RECORD OF PROCEEDINGS

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

HELD OCTOBER 8, 2024

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on October 8, 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  
Colette Palmer, Vice President/Assistant Secretary/Treasurer  
Kevin Chan, Vice President/Assistant Secretary/Treasurer  
Jeff Bergeon, Vice President/Assistant Secretary/Treasurer

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#### Absent (excused):

None.

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#### 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”)  
Monique Diego of MT  
Jennifer Cornthwaite of MT  
Hernan Buenfil of MT  
Doug Richter of Earnweald  
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

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

ACCOUNTANT’S  
REPORT

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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 August 31, 2024 financials; (b) approved and confirmed the disbursements as presented and (b) approved the claims.

DISTRICT  
COMMITTEES  
UPDATE

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**Appointments:** There were no appointments of Committee members.

**Finance Committee:** Director Stadler discussed the 2025 draft budget plan with the Board. Mr. Greher reminded the Board of the various upcoming 2025 budget deadlines.

**Facilities Committee:** Director Bergeon informed the Board that the Facilities Committee met with Ms. Duran to discuss various maintenance items along with the Facilities Rental Agreement. Director Bergeon would like to finalize and approve the Agreement by the end of the year.

**Landscaping Committee:** Director Palmer discussed various landscaping items.

**Communications Committee:** Director Chan informed the Board that a Community Survey was sent out, and he’s received positive feedback so far. The survey closes on October 18<sup>th</sup>, and he will present the final results at the November meeting.

CONSENT  
AGENDA

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

July 9, 2024 Regular Meeting Minutes

August 13, 2024 Regular Meeting Minutes

September 16, 2024 Special Meeting Minutes

Vandre Electric proposal – second timer circuitry in the amount of \$1,398.00

Smart Stop Self-Storage proposal – pool furniture storage in the amount of \$276.00 per month.

Cox Landscaping proposal #43592 – repair low voltage wiring (Lakehouse) in the amount of \$1,446.00

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the foregoing items from the Consent Agenda (having tabled item 5(g) – Earnweald proposal).

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LEGAL REPORT

Mr. Greher presented the revised May 13, 2024 Regular Meeting Minutes to the Board. These minutes were approved on June 11, 2024 and after approval, a typo was found under the “District Committee Update” section. The May Minutes have since been revised to fix this error, specifically to correctly indicate that the District’s bonds had been upgraded from BAA2 to BAA1. Following further discussion and upon motion duly made, seconded and unanimously carried, the Board approved the revised May 13, 2024 Regular Meeting Minutes.

Ms. Luetjen noted that she and Mr. Buenfil, along with other employees of MT met with Sebastian Arulraj of Highstreet TCW Risk Management to discuss the District’s insurance coverage and policy. Mr. Buenfil informed the Board that MT would like to act as the District’s property and liability broker and will come back to the Board with a proposal for services at the November meeting.

Mr. Greher discussed ADA compliant website requirements with the Board. Director Chan reported on the District’s website compliance status and suggested using Streamline for ADA compliance mitigation. Director Chan will gather more information and report back to the Board at the November meeting.

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PUBLIC COMMENT

Various members of the public requested that the District allow the Wheatlands Sharks to use District facilities for practices and meets in 2025.

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OTHER  
CONTRACTS

None.

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DISCUSS FORCE  
POOLING OPTIONS

Director Chan stated that there we no new updates to provide at this time.

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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 revenue and budget matters, including facilities expenses, and to obtain legal advice concerning Management Trust's employee policies, hiring practices, and associated agreements. The Board temporarily left the Regular meeting at 7:27 p.m. and reconvened in Executive Session.

The Board concluded the Executive Session and reconvened in regular session at 8:18 p.m.

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ACTION ON  
MATTERS  
DISCUSSED IN  
EXECUTIVE  
SESSION

None.

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OTHER MATTERS

President Zent discussed the proposed swim team and noted that he would like to discuss this further with Ms. Cornthwaite and the Wheatland Sharks' Board President, Brian Kempf. President Zent will report back to the Board at the November Board meeting.

Director Chan informed the Board that the Homeowners' Association adopted a new Social Media Policy.

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ADJOURNMENT

There being no other matters to come before the Board, the meeting was adjourned at approximately 8:36 p.m.

Respectively submitted,

  
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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 Stadler

Signed by:

*Kevin Chan*

D9E0AC7612CA467...  
Kevin Chan

Signed by:

*Colette Palmer*

9CCEAD59E41646C...  
Colette Palmer

Signed 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 October 8, 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