

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT

HELD FEBRUARY 13, 2024

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on February 13, 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:

Kevin Stadler, Vice President/Secretary/Treasurer
Jeff Bergeon, Vice President/Assistant Secretary/Treasurer
Kevin Chan, Vice President/Assistant Secretary/Treasurer
Colette Palmer, Vice President/Assistant Secretary/Treasurer

Absent (excused):

Ryan Zent, President

Also in Attendance were:

Cathy Hamilton of Simmons & Wheeler
David A. Greher of CEGR Law
Sarah H. Luetjen of CEGR Law
Andy Carroll of Metropolitan District Public Safety Group, LLC
Jennifer Thomas of Front Range Recreation
Lyndi Fielitz of Southshore Homeowners Association
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 and sent to the City of Aurora Clerk. The certification of posting is attached hereto. The notice also included the agenda items.

CONSENT AGENDA

January 9, 2024 Regular Meeting Minutes

2023 Annual Report

After discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Consent Agenda, as presented.

DISTRICT
UPDATES

Name change: Mr. Greher informed the Board that the process of changing the District’s name has now been completed. The Order for Name Change of Southshore Metropolitan District No. 2 to Southshore Metropolitan District has been recorded with the Arapahoe County (the “**County**”) Clerk and Recorder and subsequently forwarded to the County Assessor, Division of Local Government and the State Auditor’s office.

Snowplow Agreement with the City of Aurora: Mr. Greher noted that the Snowplow Agreement had been signed by the City and the District has started snowplow services.

Safety and Security: Mr. Carroll provided an update on safety and security, noting a ninety percent decrease in safety issues in the community.

Flooding at Lakehouse: Mr. Richter informed the Board that a sprinkler head inside the Lakehouse had malfunctioned and caused minor flooding. He met with Ms. Fielitz to review the site and reported that the damage was minimal and large fans had been placed to assist in drying the floors. Mr. Richter will continue to work with Ms. Fielitz on the remediation process.

PUBLIC COMMENT

The Board took comments and answered various questions from the members of the public.

DISTRICT
COMMITTEES
UPDATE

Director Stadler discussed the appointment of Committee members to each of the five separate committees to address various areas of District operations. Director Stadler then noted that the Communication Committee is looking for additional members.

Upon motion duly made, seconded and unanimously carried, the Board appointed the following members and liaisons to their respective committees:

Finance Committee:

Liaison: Director Stadler
Committee Members: Christopher Koch
Tamara Fuller Rook
Allison Reese Van Allen

Facilities Committee:

Liaison: Director Bergeon
Committee Members: Margherita Ryan
Carol Kopecky
Chris Handley

Landscape Committee:

Liaison: Director Palmer
Committee Members: Barbara J. Moore League
Mukesh Gandhi
Scott Finn

Communications Committee:

Liaison: Director Chan
Committee Members: None.

President Zent was designated as the liaison to the District Management Company once a firm has been picked.

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) approved and confirmed the disbursements as presented and (b) approved the checks.

MOU WITH
SOUTHSHORE
MASTER
ASSOCIATION

The Board discussed the proposed MoU with the Master Association and authorized the President to execute a final MoU in substantially the form previously approved by the Board.

FRONT RANGE
RECREATION
FACILITIES
MANAGEMENT
AGREEMENT

Mr. Greher informed the Board that the Pool Management Agreement between the District and Front Range Recreation regarding pool management is in its near final form. The Board authorized Mr. Greher to work with Front Range Recreation and the Board to finalize the terms of the Recreation Facilities Management Agreement Upon motion duly made, seconded and unanimously carried, the Board approved the Recreation

Facilities Management Agreement subject to legal counsel review.

2024 PROPERTY
AND LIABILITY
COVERAGE

Mr. Greher noted that the District's policy has been updated to reflect the recent name change of the District.

REQUEST FOR
PROPOSALS

The Board discussed the proposals for District Management and Landscaping Services. No action was taken.

DISTRICT
ENGINEER'S ORAL
REPORT

Mr. Richter provided an update on the dredging project and issues with the Boat House pump station. After discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal and invoice from Pump Man to repair the pump station in an amount of \$14,896.60.

Mr. Richter then discussed the retaining wall, noting that repairs will be needed and will bring proposals to the Board at a future meeting. After discussion and upon motion duly made, seconded and unanimously carried, the Board approved the retaining wall repair in an amount not to exceed \$10,000. Mr. Richter will meet with Director Chan to discuss.

RESOLUTION
ACCEPTING
ENGINEER'S
WRITTEN REPORT
AND REQUISITION
OF FUNDS

Tabled. No action was taken.

UNDERDRAIN
PROJECT

Mr. Clutter presented Change Order #1 with QP Services to the Board. After discussion and upon motion duly made, seconded and unanimously carried, the Board approved Change Order #1 with QP Services.

DREDGING
PROJECT

Mr. Clutter discussed the Application for Alteration, Modification, or Repair of a Dam and Reservoir with the Board. No action was taken.

Mr. Clutter then presented Change Order #1 with RCD Construction to the Board. After discussion and upon motion duly made, seconded and unanimously carried, the Board approved Change Order #1 with RCD Construction.

TEMPORARY
CONSTRUCTION
EASEMENT

Tabled.

EXECUTIVE
SESSION

The Board moved that the special 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 inclusion of property, District facilities, RFP responses, coordination with Master Association contracts on Agenda, IGA with the City, and related matters. The Board temporarily left the regular meeting at 7:34 and reconvened in Executive Session.

The Board concluded the Executive Session and reconvened in regular session at 8:41 p.m.

ACTION ON
MATTERS
DISCUSSED IN
EXECUTIVE
SESSION

None.

DISTRICT PARK
USE

The Board discussed whether to allow a private company to use park space for a community marketing event. No action was taken on this matter, but the Board indicated a willingness to consider future events after adoption of relevant District policies.

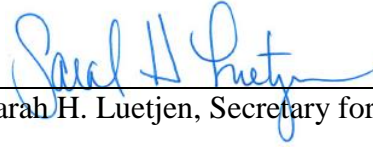
OTHER MATTERS

None.

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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Jeff Bergeon

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Jeff Bergeon

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Kevin Chan

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Kevin Chan

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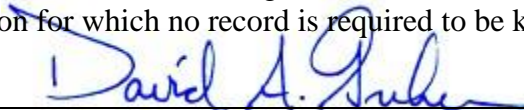
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Kevin Stadler

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Kevin Stadler

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 February 13, 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.



David A. Greher, General Counsel