

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT

HELD AUGUST 13, 2024

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on August 13, 2024 at 6:00 p.m. The Meeting was held by virtual attendance on Zoom at <https://us02web.zoom.us/j/89009577259> (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
Colette Palmer, Vice President/Assistant Secretary/Treasurer

Absent (excused):

None.

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
Michele Rittgers of MT
Andy Carroll of Metropolitan District Public Safety Group
Doug Richter of Earnweald
Randy Cox of Cox Landscaping
Carly Beard of Security Central
Nate Fogg, Arapahoe County Emergency Manager
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 revised the Consent Agenda to add the approval of various proposals provided by MT and Cox Landscaping.

LEGAL REPORT

None.

PUBLIC HEARING
ON INCLUSION

Mr. Greher then opened the public hearing regarding the Petition for Inclusion into the District, submitted by Colleen and Nicholas Crabb. Following discussion, the hearing was closed. Upon motion duly made, seconded and unanimously carried, the Board approved such Petition as submitted and approved the Board Order for Inclusion of Real Property.

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 June 30, 2024 financials; (b) approved and confirmed the disbursements as presented and (b) approved the claims.

DISTRICT BANK
ACCOUNT CARDS

Following discussion and upon motion duly made, seconded and unanimously carried, the Board authorized Ms. Hamilton to open a separate bank account and request debit cards from the District’s bank. The debit cards will be in Hernan Buenfil’s name and all expenditures will need approval from the District’s President or any available Board member. Expenses are limited to items such as social events and MT administrative needs. Expenditures are not to exceed \$10,000.

STATUS OF 2023
AUDIT

Ms. Hamilton noted that the audit is near completion and should be filed with the State Auditor's office by the end of August.

FIRE MITIGATION

Nate Fogg of the Arapahoe County Office of Emergency Management discussed fire prevention and mitigation, suggesting regular landscaping and mowing of open spaces, with the Board.

DISTRICT
COMMITTEES
UPDATE

Chair Zent discussed the interpretive signage program and then presented an example of what will be installed around the community.

Finance Committee: Director Stadler informed the Board that the County's preliminary assessed valuations will be circulated soon and he, along with the finance committee will work with Ms. Hamilton and MT to prepare the draft 2025 budget.

Facilities Committee: Director Bergeon stated that the committee met to discuss the Lakehouse and Lighthouse Rental Rules and Policy. The committee will form a sub-committee to review and provide additional comments.

Director Bergeon then informed the Board that revised Sports Court and pricing proposals will be brought to the Board at the September meeting. Director Bergeon's goal is to have the finalized proposals by the end of the year. Mr. Richter noted that due to the lack of companies that specialize in the construction of court slabs, construction will most likely not begin until at least 2026.

Landscaping Committee: Director Palmer discussed the various items under the Landscaping Report and noted that some proposals within the report, have been moved to the Consent Agenda for approval.

Communications Committee: Director Chan informed the Board that he and Ms. Cornthwaite are working together to create a community newsletter that will combine information from the homeowner's association and the District.

Director Chan then discussed the status of the District's new website. The website is almost finalized and will need a domain name. Director Chan reached out to the HOA Board to get their input on a new name but did not receive a response. Director Chan proposed that the new URL should be mysouthshore.org. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the use of mysouthshore.org and for Director Chan to enter into a 5-year contract for an amount not to exceed \$200.

CONSENT
AGENDA

Approval of June 11, 2024 Regular Meeting Minutes: Tabled.

Approval of July 9, 2024 Regular Meeting Minutes: Tabled.

Approval of Flock subscription renewal.

Approval of Vandre Electric & Refrigeration proposal for repair of brick lights.

Ratification of Cascade Water Features proposal regarding Southshore signage fountain repair.

Approval of Cox Landscaping proposal regarding dog park erosion

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Consent Agenda as revised (having tabled the approval of the June 11, 2024 and July 9, 2024 Regular Meeting Minutes).

MANAGEMENT
REPORT

Ms. Duran discussed various matters related to the Management Trust's operation of the Lakehouse and Lighthouse

Ms. Cornthwaite provided an update on the community lifestyle programs noting that various events such as the ice cream social, painting parties and book clubs have been successful and well attended.

Utility Vehicle: Tabled.

Front Range Recreation proposal (pool replaster): Ms. Duran noted that the deposit has been paid.

Audio-Visual Diagnosis: Tabled.

Maintenance of monument sail: Tabled.

Platinum Coatings proposal (fence repair in Ridge and Lake Districts): Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Platinum Coatings for fence repairs, noting that moving forward invoices should include itemized line items.

Engagement of Tobey and Johnston as third-party appeals officer:
Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the engagement of Tobey and Johnston as the District's third-party appeals officer.

Lakehouse and Lighthouse Swimming Pool and Fitness Room Rules and Regulations: Tabled.

Lakehouse and Lighthouse Rentals Rules and Policy: Tabled.

Kerwin Plumbing Heating and Cooling proposal (kitchen appliances):
Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Kerwin Plumbing Heating and Cooling.

LMI proposal (installation of boat house lights): Tabled.

Game Exchange proposal (addition of arcade games): Ms. Duran discussed the arcade game and proposal from Game Exchange. Following discussion, the Board would look into other options. No action was taken.

RTC Restoration & Renovation proposals (Lakehouse facility repairs):
Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from RTC Restoration & Renovation to repair various items at the Lakehouse including the railing and stairs.

Summer Planting proposal: Tabled.

LANDSCAPING
REPORT

Mr. Cox discussed various landscaping matters.

Transfer of Filing 19 responsibilities from Richmond Homes to the District:
Tabled.

Transfer of Stormwater maintenance permit from Richmond Homes to the District: Tabled.

2024 snow removal proposals: Tabled.

Colorado Water Well proposal regarding monthly inspection of pump stations: The Board discussed the proposal and noted that revisions were needed and asked that Colorado Water Well resubmit their proposal. This item was tabled and no action was taken.

Cox Landscaping proposal (dog park and ridgeline erosion): Tabled.

Cox Landscaping proposal (rock conversion – Lakeview Drive): Tabled.

Cox Landscaping proposal (native reseeding – Lakeview Drive): Tabled.

Cox Landscaping proposal (removal and disposal of dead plants and tree stakes): Tabled.

Cox Landscaping proposal (owl houses): Tabled.

Cox Landscaping proposal (snow markers): Tabled.

Cox Landscaping proposal (filter maintenance): Tabled.

SAFETY AND SECURITY REPORT

Security Central Change Order (installation of additional cameras): Ms. Duran informed the Board that an assessment of security cameras was done and it was determined that additional cameras will need to be added. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Change Order as presented.

Security Central proposal (installation of security system): Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal as presented.

Security Central proposal (replacement of fobs): Carly Beard discussed the various options for secure access to the facilities, with the Board. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal for an amount not to exceed \$10,000.

Aurora Colorado Locksmith 24/7 proposal (replacement of Lakehouse locks): Following discussion and upon motion duly made, seconded and unanimously carried, the Board ratified the proposal.

CONSTRUCTION AND ENGINEERING REPORT

Tabled.

PUBLIC COMMENT

None.

OTHER
CONTRACTS

None.

SEPTEMBER
REGULAR
MEETING DATE

Mr. Greher discussed the need to reschedule the September 10, 2024 regular meeting. After discussion, the Board cancelled the September 10, 2024 regular meeting and scheduled a Special meeting to be held the week of September 16, 2024.

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 issues, including facilities expenses, and related matters. The Board temporarily left the Regular meeting at 9:12 p.m. and reconvened in Executive Session.

The Board concluded the Executive Session and reconvened in regular session at 9:49 p.m.

ACTION ON
MATTERS
DISCUSSED IN
EXECUTIVE
SESSION

None.

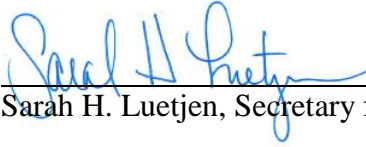
OTHER MATTERS

Director Chan would like to discuss matters related to Save the Aurora Reservoir (STAR) group at the September meeting and requests that Ms. Luetjen add this to next month's agenda.

ADJOURNMENT

There being no other matters to come before the Board, the meeting was adjourned at approximately 9:55 p.m.

Respectively submitted,



Sarah H. Luetjen, Secretary for the meeting

APPROVED

Signed by:

Ryan Zent

4A5948880D8841B...
Ryan Zent

Signed by:

Kevin Stadler

0EDB70C14963405...
Kevin Stadler

Signed by:

Kevin Chan

D9F0A07912CA467...
Kevin Chan

Signed by:

Colette Palmer

9CCEADE9E41646C...
Colette Palmer

Signed by:

Jeff Bergeon

B340D4DD8C0B4E6...
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 June 11, 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