

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT

HELD JULY 9, 2024

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on July 9, 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 (“CEGR”)
Sarah H. Luetjen of CEGR
Cathy Hamilton of Simmons & Wheeler
Angel Duran of The Management Trust (“MT”)
Jennifer Cornthwaite of MT
Andy Carroll of Metropolitan District Public Safety Group
Doug Richter of Earnweald
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 revised the agenda to move the District Committees' reports to the beginning of the meeting and to move the approval of two landscaping proposals to the Consent Agenda.

DISTRICT
COMMITTEES
UPDATE

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 to prepare the draft 2025 budget.

Facilities Committee: Director Bergeon discussed the proposed Lakehouse and Lighthouse Rentals Rules and Policy. A sub-committee was created and discussed the handling of events at each facility. Director Bergeon would like to review all rental agreements prior to sign off and would like to establish rental rates and include them in the proposed Rentals Rules and Policy.

Director Bergeon informed the Board that a sub-committee was formed to work on the Sports Courts project. Director Bergeon and the sub-committee will meet with Norris to review and discuss the plans and design.

Ms. Duran discussed the need for clarification of the Lakehouse and Lighthouse Swimming Pool and Fitness Room Rules and Regulations and will work with the Facilities Committee to review and revise those prior to review and approval by the Board.

Director Bergeon then noted that he would like MT to obtain proposals for painting the exterior of the Lighthouse along with the replacement of the Lakehouse elevator. President Zent then inquired about the status of the Lighthouse elevator. Ms. Duran stated that it is not working properly and will look into this matter further.

Landscaping Committee: Lisa Buchanan, member of the Landscaping Committee, asked the Board for a prioritized list of landscaping projects for 2025. This matter will be discussed further at the August meeting. The committee had nothing to note beyond Mr. Cox's report. Director Palmer and Ms. Buchanan then asked MT to provide all landscaping proposals

ahead of each meeting in order to provide enough time to review and provide comments or edits prior to Board review and approval.

Communications Committee: Director Chan informed the Board that he met with MT to discuss the migration of resident information to an intranet only accessible to MT. Director Chan also noted that he is working with Ms. Cornthwaite to create and circulate a community newsletter.

Director Chan then discussed the District’s website content and the possible engagement of Streamline to update and maintain the District’s website. After discussion, the Board deferred this matter to a future meeting.

CONSENT
AGENDA

June 11, 2024 Regular Meeting Minutes: Tabled.

Cox Landscaping proposal (turf repair – Titus Road)

Cox Landscaping proposal (pond maintenance)

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Consent Agenda but tabling the approval of the June 11, 2024 Regular Meeting Minutes at a future meeting.

RESOLUTION
AUTHORIZING
PRESIDENT TO
EXPEND FUNDS

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Resolution Authorizing the District’s President to Expend Funds, allowing without prior Board approval, the District’s President to approve individual and aggregate expenditures not to exceed \$5,000 and any two Directors to approve individual and aggregate expenditures not to exceed \$20,000, between Board meetings.

MANAGEMENT
REPORT

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

Utility Vehicle: Ms. Duran discussed the need for a utility vehicle for everyday operations and presented various options. President Zent and Director Stadler requested that Ms. Duran conduct further research and come back to the Board at the next scheduled meeting.

Audio-Visual Diagnosis: Ms. Cornthwaite informed the Board that two separate companies have come to review the audio-visual equipment and provide proposals. Director Stadler asked Director Bergeron and the Facilities Committee to review the proposals and provide a report at the next scheduled meeting.

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

Front Range Recreation proposal (Lakehouse pool heater replacement): Ms. Duran discussed the status of the pool heater. The Board requested that this expenditure should be included in the 2025 draft budget. No action was taken.

FitnessTech proposal (recommended repairs and inspection of gym equipment): Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from FitnessTech, subject to final review and confirmation of warranty.

Platinum Coatings proposal (fence repair in Ridge and Lake Districts): Tabled.

RTC Restoration & Renovation proposals (Lakehouse facility repairs): Following discussion, Ms. Duran informed the Board that she will meet with the Facilities Committee. This item was tabled and no action was taken.

Pump Man proposal (Boat House water feature motor replacement): Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Pump Man.

Custom Fence & Supply proposal (installation of ornamental fence): The Board discussed the replacement of the wooden fence with a different material such as steel. Nate Fogg, a District resident, will discuss fire mitigation and safety at an upcoming meeting.

Vandre Electric & Refrigeration Co. proposal (irrigation wiring – Vandriver Way and Southshore Parkway): Mr. Cox discussed the locations of electrical meters and the possible need for an easement. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Vandre Electric & Refrigeration Co., subject to Mr. Cox's findings and review of potential existing easement.

Engagement of Tobey and Johnston as third-party appeals officer: Tabled.

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

Lakehouse and Lighthouse Rentals Rules and Policy: Tabled.

LANDSCAPING
REPORT

Mr. Cox discussed various landscaping matters.

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.

Update on pathway lighting: No update to report.

Ms. Duran informed the Board of an electrical issue with the Powhatan fountain. Ms. Duran has reached out to Cascade but has not heard back.

Ms. Duran then discussed the state of the sail at the District monument. President Zent will work with Ms. Duran to find options to clean and update the monument and will provide their findings at an upcoming meeting.

SAFETY AND
SECURITY REPORT

Director Stadler informed the Board that the activation and installation of the security systems are moving forward. Director Stadler noted that Flock Security offered to update the cameras to new versions at a discounted rate. This update will add a video component. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the activation and installation of the updated cameras, with an amount not to exceed \$24,900.

Mr. Carroll then reported on various safety and security matters.

Automatic Door Doctors proposal (replacement of Lakehouse front door): . Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Automatic Door Doctors. Mr. Richter noted that he will check with Waner to ensure this repair would not already be covered under the manufacturer's warranty.

Metropolitan District Public Safety Group proposal (mailbox lighting): Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Metropolitan District Public Safety Group.

CONSTRUCTION
AND ENGINEERING
REPORT

President Zent stated that he will reach out to Aaron Clutter at JR Engineering for an update on the pond and underdrain maintenance.

PUBLIC COMMENT

None.

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

OTHER
CONTRACTS

Ms. Luetjen informed the Board that Mr. Buenfil noted MT would need to upgrade their Zoom account in order to host District webinars and is requesting that the Board authorize the additional expense. After discussion, President Zent noted that in order to avoid any additional District expenditures, CEGR Law will host all Zoom meetings.

EXECUTIVE
SESSION

None.

ACTION ON
MATTERS
DISCUSSED IN
EXECUTIVE
SESSION

None.

OTHER MATTERS

Director Bergeron inquired about the hours of operation of the Lakehouse. Some groups have been asked to leave earlier than others. Ms. Cornthwaite stated that she will continue to work with individual groups and will accommodate their requests.

Mr. Greher informed the Board that an additional homeowner has expressed interest in including their property into the District. Once the homeowner submits their Petition for Inclusion, Ms. Luetjen will prepare for an Inclusion Hearing to be held at the next scheduled meeting. Mr. Greher then noted that Notices regarding Inadvertent Failure to Include Property within District have been recorded against the remaining fourteen properties with the Arapahoe County Clerk and Recorder.

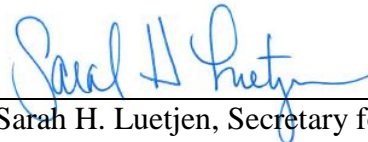
Director Stadler discussed the request for new community pole signage. He noted that the signage can be used for meeting notification and other community updates. Following discussion and upon motion duly made, seconded and unanimously carried, the Board authorized Director Stadler to order the signs for an amount not to exceed \$5,000.

President Zent discussed the interpretive signage project and noted that he and Director Palmer are working together and will provide an update at the next scheduled meeting.

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

Signed by:

Ryan Zent
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Ryan Zent

Signed by:

Kevin Stadler
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Kevin Stadler

Signed by:

Kevin Chan
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Kevin Chan

Signed by:

Colette Palmer
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Colette Palmer

Signed by:

Jeff Bergeon
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Jeff Bergeon