

## RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT  
(THE “DISTRICT”)  
HELD  
MARCH 7, 2024**

A Regular Meeting of the Board of Directors of the Creekside South Estates Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, March 7, 2024, at 6:00 p.m. This District Board meeting was held via Zoom. The meeting was open to the public.

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**Directors In Attendance Were:**

Della Thompson  
David Deines  
Matthew Moeller  
Al Mohar  
Peter Rediess

**Also, In Attendance Were:**

Peggy Ripko and Travis Hunsaker (for a portion of the meeting); Special District Management Services, Inc.

Heather Hartung, Esq; White Bear Ankele Tanka & Waldron

Diane Wheeler; Simmons & Wheeler P.C.

Brad Simons; MMI Water Engineers LLC

Laci Knowles; D.A. Davidson & Co. (for a portion of the meeting)

Tandy Palko; District Resident (for a portion of the meeting)

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**DISCLOSURE OF  
POTENTIAL  
CONFLICTS OF  
INTEREST**

**Disclosures of Potential Conflicts of Interest:** Ms. Ripko advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Ripko noted that a quorum was present and inquired into whether members of the Board had any disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No disclosures were noted.

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### **ADMINISTRATIVE MATTERS**

**Agenda:** Ms. Ripko distributed for the Board's review and approval a proposed Agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director Thompson, seconded by Director Deines and, upon vote unanimously carried, the Agenda was approved, as presented.

**Meeting Location/Manner and Posting of Meeting Notice:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board noted that the District Board meeting was held by Zoom video/telephone conference. Ms. Ripko reported that notice was duly posted and that no objections to the video/telephonic manner of the meeting or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

**Minutes:** The Board reviewed the minutes of the November 2, 2023 Regular Meeting and the November 2, 2023 Town Hall Meeting.

Following discussion, upon motion duly made by Director Rediess, seconded by Director Thompson and, upon vote, unanimously carried, the Board approved the minutes of the November 2, 2023 Regular Meeting and the November 2, 2023 Town Hall Meeting.

**Resolution Designating Meeting Notice Posting Location:** Ms. Ripko discussed with the Board Resolution No. 2024-03-01; Resolution Designating Meeting Notice Posting Location .

Following discussion, upon motion duly made by Director Rediess, seconded by Director Thompson and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-03-01; Resolution Designating Meeting Notice Posting Location.

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### **WATER SYSTEM AND OPERATIONS MATTERS**

**Financial Plan:** The Board reviewed a Financial Plan from D. A. Davidson & Co.

Following discussion, upon motion duly made by Director Rediess, seconded by Director Thompson and, upon vote, unanimously carried, the Board authorized D. A. Davidson to send out a Request for Proposals for a loan in order to drill a new well and install a new distribution system.

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**PUBLIC COMMENT** There were no public comments.

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**FINANCIAL  
MATTERS**

**Claims:** The Board reviewed the payment of claims for the period ending December 31, 2023.

Following discussion, upon motion duly made by Director Rediess seconded by Director Deines and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period ending December 31, 2023 in the amount of \$99,602.53.

**Unaudited Financial Statements:** Ms. Wheeler reviewed with the Board the unaudited financial statements and cash position statement through the period ending December 31, 2023.

Following discussion, upon motion duly made by Director Deines seconded by Director Thompson and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and cash position statement through the period ending December 31, 2023.

**Application for Exemption from Audit for 2023:** The Board reviewed the Application for Exemption from Audit for 2023.

Following discussion, upon motion duly made by Director Rediess seconded by Director Deines and, upon vote, unanimously carried, the Board approved the Application for Exemption from Audit for 2023.

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**LEGAL MATTERS**

**Project Manual for Replacement of Well No. 11 and Invitation to Bid:** The Board discussed the Project Manual for Replacement of Well No. 11 and Invitation to Bid. No action was taken.

**Well Committee to Review and Approval Final Technical Specifications from Engineer for Well No. 11:** The Board discussed appointing Well Committee to review and approve Final Technical Specifications from Engineer for Well No. 11.

Following discussion, upon motion duly made by Director Deines, seconded by Director Rediess and, upon vote, unanimously carried, the Board appointed Director Deines to the Well Committee to review and approve Final Technical Specifications from Engineer for Well No. 11.

**Website Accessibility and Document Remediation:** The Board discussed Website Accessibility and Document Remediation requirements.

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**Volunteers, Volunteer Waivers and Board Members:** The Board discussed Volunteers, Volunteer Waivers and Board Members.

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### **COVENANT ENFORCEMENT MATTERS**

**Community Management in the Community:** Mr. Hunsaker provided an update to the Board on the Community Management in the community.

**Building - Account Number CSEMD02/4/:** The Board discussed the unapproved improvement/ additional building associated with account CSEMD02/4/ and options to cure violation.

Following discussion, upon motion duly made by Director Deines, seconded by Director Rediess and, upon vote, unanimously carried, the Board authorized management to proceed with necessary measures to cure violation and charge the owner of the unapproved improvement/ additional building on account CSEMD02/4/ all legal fees and all billable hours to make the building in compliance.

**Camper/Trailer/Recreational/Heavy Equipment Vehicle – Account Number CSEMD48/2/:** The Board discussed the Camper/Trailer/Recreational/Heavy Equipment Vehicle for account number CSEMD48/2/ and options to cure violation.

Following discussion, upon motion duly made by Director Deines, seconded by Director Rediess and, upon vote, unanimously carried, the Board stated that storage behind a fence is sufficient screening and deemed the violation corrected.

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### **OTHER MATTERS**


There were no other matters.

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### **ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Thompson and seconded By Director Deines, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting