

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT (THE “DISTRICT”) HELD JULY 7, 2022

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, July 7, 2022, at 6:00 p.m. This District Board meeting was held via Zoom. The meeting was open to the public via conference Zoom.

Directors In Attendance Were:

Della Thompson
David Deines
Matthew Moeller

Also, In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.

Diane Wheeler; Simmons & Wheeler, P.C

Brad Simons; MMI Water Engineers LLC

Pete Rediess and Al Mohar; Homeowners

**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 reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Ripko also noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No disclosures were noted.

**ADMINISTRATIVE
MATTERS**

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

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

Results of May 3, 2022 Regular Election: Ms. Ripko discussed with the Board the results of the May 3, 2022 Regular Election for Directors (“Election”). It was noted that the Election was cancelled, as permitted by statute and that Director Deines and Director Moeller were each deemed elected to a three-year term ending in 2025.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Thompson, seconded by Director Deines and, upon vote, unanimously carried, the following slate of officers was appointed:

President	David Deines
Treasurer	Della Thompson
Secretary	Matthew Moeller
Assistant Secretary	Al Mohar
Recording Secretary	Peggy Ripko

2022 SDA Conference: Ms. Ripko discussed the SDA Conference with the Board, and noted the information concerning the details of the conference will be emailed to them once the information is available.

Board Vacancies: The Board entered into discussion regarding the current Board Vacancies.

CONSENT AGENDA

Consent Agenda: The Board considered the following actions:

- Approval of Minutes from the November 4, 2021 Special Meeting.
- Ratify / approve the payment of claims for the period ending June 30, 2022 in the amount of \$71,863.64.
- Consider Adoption of Resolution No. 2022-07-01; Designating 24-Hour Posting Location.
- Accept 2021 Annual Report on the Service Plan.
- Ratify Division Orders with Great Western.

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Following review, upon motion duly made by Director Deines, seconded by Director Moeller and, upon vote, unanimously carried, the Board approved the Consent Agenda.

WATER SYSTEM AND OPERATIONS MATTERS

Well Reports: The Board discussed the well reports and scoping well 3.

Following review, upon motion duly made by Director Deines, seconded by Director Moeller and, upon vote, unanimously carried, the Board authorized researching other options regarding grants and joining other water Districts to see what the options are.

Well #3: Mr. Simons discussed with the Board the recent request from owner's counsel.

Well Maintenance: Mr. Simons discussed with the Board the well maintenance, repair and quality.

Well Repairs: Mr. Simons updated the Board on the well repairs and expenses.

PUBLIC COMMENT

Public Comment: There was no public comment.

FINANCIAL MATTERS

Unaudited Financial Statements: Ms. Wheeler reviewed with the Board the unaudited financial statements and cash position statement through the period ending March 31, 2022.

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 March 31, 2022.

2021 Application for Exemption from Audit: The Board reviewed the 2021 Application for Exemption from Audit.

Following review and discussion, upon motion duly made by Director Thompson, seconded by Director Deines and, upon vote, unanimously carried, the Board ratified approval of the execution and filing of the Application for Exemption from Audit for 2021.

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LEGAL MATTERS

Resolution No. 2022-07-02; Regarding Residential Use of Lots: The Board reviewed Resolution No. 2022-07-02; Regarding Residential Use of Lots.

Following discussion, upon motion duly made by Director Thompspon, seconded by Director Deines and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-07-02; Regarding Residential Use of Lots. A copy of the Resolution is attached hereto and incorporated herein by this reference.

WATER SYSTEM AND OPERATIONS MATTERS

Wells Reports: There were no reports at this time.

Well Maintenance, Repair, and Quality:

Well Repairs and Expenses: There was no update at this time.

COVENANT ENFORCEMENT MATTERS

Community Management in the Community:

Community Management Report: Ms. Ripko reviewed with the Board the Community Management Report.

New Rules and Regulations for the District: Ms. Ripko reviewed with the Board the new Rules and Regulations for the District.

Following discussion, upon motion duly made by Director Thompspon, seconded by Director Deines and, upon vote, unanimously carried, the Board authorized committee members to work with Ms. Ripko to draft the Rules and Regulations.

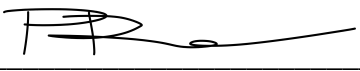
OTHER BUSINESS

2022 Legislative Memorandum: The Board reviewed the 2022 Legislative Memorandum. There were no questions.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By 
Secretary for the Meeting