

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT (THE “DISTRICT”) HELD JULY 8, 2021

A special meeting of the Board of Directors of the Creekside South Estates Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, July 8, 2021, at 6:00 p.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by Zoom. The meeting was open to the public via conference Zoom.

Directors In Attendance Were:

Della Thompson
David Deines
Matthew Moeller
Gilbert Scott

Following discussion, upon motion duly made by Director Thompson, seconded by Director Deines and, upon vote, unanimously carried, the absence of Director Martin was excused.

Also, In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.
Diane Wheeler; Simmons & Wheeler, P.C
Brad Simons; MMI Water Engineers, LLC
Samantha Johnson; Architectural Control Committee
Tom Seagroves; Homeowner

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.

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ADMINISTRATIVE MATTERS

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

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Thompson, seconded by Director Deines, and upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District as least 24 hours prior to each meeting at the southwest corner of East 159th Place and Lima Street, Todd Creek, Colorado 80602.

2021 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.

CONSENT AGENDA

Consent Agenda: The Board considered the following actions:

- Approval of Minutes from the November 5, 2020 Special Meeting.
- Ratify the approval of the payment of claims for the period ending May 31, 2021, in the amount of \$39,878.25.

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

PUBLIC COMMENT

Public Comment: Homeowners inquired about the following:

- The need for an assessment for the wells,
- if there was a project scheduled for the green belt,
- if people are allowed to travel on the green belt, and
- well access safety.

The Board directed Ms. Ripko to work with general counsel regarding signage and publishing information in the newsletter with an update of the homeowners' inquiries.

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FINANCIAL MATTERS

Unaudited Financial Statements: Ms. Wheeler reviewed with the Board the unaudited financial statements and cash position statement through the period ending May 31, 2021. She noted the fund balance is good compared to this time last year, property taxes are coming in, taxes and expenses are coming as scheduled and legal costs are down significantly from previous years. The Board directed Ms. Wheeler to confirm that the last of the property tax revenue has been received.

Following discussion, upon motion duly made by Director Thompson, seconded by Director Scott and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and cash position statement through the period ending May 31, 2021.

2020 Application for Exemption from Audit: The Board reviewed the 2020 Application for Exemption from Audit.

Following review and discussion, upon motion duly made by Director Deines, seconded by Director Scott and, upon vote, unanimously carried, the Board ratified approval of the execution and filing of the Application for Exemption from Audit for 2020.

2022 Budget Public Hearing: The Board entered into discussion regarding setting the date for a Public Hearing to adopt the 2022 Budget.

Following discussion, upon motion duly made by Director Scott, seconded by Director Deines and, upon vote, unanimously carried, the Board determined to hold the public hearing to consider adoption of the 2022 Budget on November 4, 2021, at 6:00 p.m., via Zoom Meeting.

LEGAL MATTERS

District Website: The Board entered into discussion regarding the establishment of the District's website.

Following discussion, upon motion duly made by Director Scott, seconded by Director Deines and, upon vote, unanimously carried, the Board approved the establishment of the District's website, in an amount not to exceed \$600.

Amended and Restated Public Records Request Policy: The Board entered into discussion regarding an Amended and Restated Public Records Request Policy.

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Following discussion, upon motion duly made by Director Scott, seconded by Director Deines and, upon vote, unanimously carried, the Board approved the Amended and Restated Public Records Request Policy.

WATER SYSTEM AND OPERATIONS MATTERS

Wells:

Analytic Results for Iron, Sodium, and Manganese: Mr. Simons discussed with the Board the Analytic Results for Iron, Sodium, and Manganese. He noted the numbers for these items are due to the water table the District is pulling from. He further noted the water is not in violation of the Colorado Department of Public Health & Environment's drinking water standards and is not a health hazard.

Drinking Water Quality Report: The Board entered into discussion regarding the drinking water quality report. The Board acknowledged the 2020 report and that it has been distributed as needed.

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

COVENANT ENFORCEMENT MATTERS

Community Management in the Community:

Enforcement & Inspections: Ms. Ripko discussed with the Board the process for inspections and the distribution of violation letters. The Board directed Ms. Ripko to send a report regarding the inspections and violations to the Board.

Architectural Process: The Board entered into discussion regarding the architectural process. The Board directed the Architectural Control Committee to send non-unanimous decisions to the Board for final review.

Process to Inform New Homeowners of Regulations: The Board entered into discussion regarding the process to inform new homeowners of regulations. Ms. Ripko reported the Board welcome packets which include the District's regulations are sent to new owners.

New Regulations for the District: The Board entered into discussion regarding new regulations for the District. The Board directed Ms. Ripko to draft the rules and regulations for the community.

OTHER BUSINESS


There were no other business matters for discussion.

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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