

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
JULY 9, 2020**

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 9, 2020, 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 conference call. The meeting was open to the public via conference call.

Directors In Attendance Were:

Stan Martin
Della Thompson
Matthew Moeller
Gilbert Scott

Also, In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.

**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**

Resolution No. 2020-07-01; Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings: The Board discussed Resolution No. 2020-07-01; Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings.

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Following discussion, upon motion duly made by Director Martin, seconded by Director Scott and, upon vote unanimously carried, the Board adopted Resolution No. 2020-07-01; Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings.

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 Martin, seconded by Director Thompson and, upon vote unanimously carried, the Agenda was approved, as presented.

Appointment of Director: The Board considered the appointment of Dave Deines to fill the vacancy on the Board of Directors.

Following discussion, upon motion duly made by Director Scott, seconded by Director Thompson and, upon vote, unanimously carried, Dave Deines was appointed to fill the vacancy on the Board of Directors. The Oath of Office was administered.

Results of May 5, 2020 Regular Election: Ms. Ripko discussed with the Board the results of the May 5, 2020 Regular Election for Directors ("Election"). It was noted that the Election was cancelled, as permitted by statute and that Director Thompson was deemed elected to a three-year term ending in 2023.

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

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

President	Stan Martin
Secretary/Treasurer	Della Thompson
Assistant Secretary	Matthew Moeller
Assistant Secretary	Gilbert Scott
Recording Secretary	Peggy Ripko

CONSENT AGENDA

Consent Agenda: The Board considered the following actions:

- Approval of Minutes from the November 7, 2019 Special Meeting.
- Ratify / approve the payment of claims for the period ending

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March 31, 2020 in the amount of \$85,199.17.

- Review and accept the unaudited financial statements and cash position statement through the period ending March 30,2020.
- Discuss status of Independent Contractor Agreement with Boulder GNC Water Well.
- Discuss status of Independent Contractor Agreement with CanAmerica Pump & Drill.
- Discuss status of establishing a Colotrust Account.
- Discuss private expense vs. District expense in regard to retaining

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

PUBIC COMMENT

Public Comment: There was no public comment.

FINANCIAL MATTERS

Application for Exemption for 2019 Audit: The Board reviewed an Application for Exemption from 2019 Audit.

Following review, upon motion duly made by Director Thompson, seconded by Director Martin and, upon vote, unanimously carried, the Board ratified approval of execution and filing of the Application for Exemption from 2019 Audit.

Credit Application for the District and Processes for the Same: The Board discussed a Credit Application for the District and processes for the same. Ms. Ripko noted that she would check with Attorney Tanaka. No action was taken.

LEGAL MATTERS

Resolution No. 2020-07-02; Establishing an Electronic Signature Policy: The Board discussed Resolution No. 2020-07-02; Establishing an Electronic Signature Policy.

Following discussion, upon motion duly made by Director Scott, seconded by Director Thompson and, upon vote, unanimously carried, the Board approved Resolution No. 2020-07-02; Establishing an Electronic Signature Policy.

WATER SYSTEM AND OPERATIONS MATTERS

Wells: The Board discussed wells.

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Discuss Year-to-Date Expenses: The Board discussed year-to-date expenses.

Summary of Well Repairs Report: Directors Thompson and Scott presented to the Board the summary of well repairs report.

Process for Well Issue Notifications: The Board discussed the process for well issue notification.

Time Spent and Possible Payment for Non-Board Member Well Committee Members: The Board discussed time spent and possible payment for Non-Board member well committee members.

Following discussion, the Board determined that no payment would be made to Non-Board member well committee members.

Follow-Up and Notification/Action of Illegal Burn and Buried Dump in the District: The Board discussed a follow-up and notification/action of illegal burn and buried dump in the District.

Access to Homes off Havana with Regards to Locked Gate: The Board discussed access to homes off Havana with regards to locked gate. The Board determined to put signs on the gates.

COVENANT ENFORCEMENT MATTERS

Flat Fee Arrangement with Special District Management Services, Inc. ("SDMS") for Community Management Services: The Board discussed a flat fee arrangement with SDMS for Community Management Services.

Following discussion, upon motion duly made by Director Thompson, seconded by Director Martin and, upon vote, unanimously carried, the Board approved mail communication and directed staff to prepare status letter.

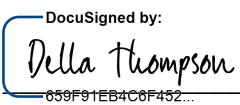
OTHER BUSINESS

There were no other business matters for discussion.

ADJOURNMENT

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

Respectfully submitted,

By 
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Secretary for the Meeting

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