

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT (THE “DISTRICT”) HELD AUGUST 30, 2023

A Special Meeting of the Board of Directors of the Creekside South Estates Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, August 30, 2023, at 5:00 p.m. This District Board meeting was held via Zoom. The meeting was open to the public.

Directors In Attendance Were:

Della Thompson
David Deines
Matthew Moeller
Al Mohar
Peter Rediess

Also, In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.

Diane Wheeler; Simmons & Wheeler

Brad Simons; MMI Water Engineers LLC

Heather Hartung, Esq; White Bear Ankele Tanka & Waldron

Laci Knowles; D.A. Davidson

**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.

**ADMINISTRATIVE
MATTERS**

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

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Following discussion, upon motion duly made by Director Deines, seconded by Director Rediess 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.

Results of May 3, 2023 Regular Directors' Election: Ms. Hartung informed the Board that the May election was cancelled as there were not more applicants than available seats.

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

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

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

2023 Special District Association's Annual Conference: The Board considered authorizing interested Board Members to attend the 2023 Special District Association's Annual Conference in Keystone on September 12, 13, 14, 2023.

CONSENT AGENDA

The Board considered the following actions:

- Approval of Minutes from the April 27, 2023 Special Meeting.
- Ratify/approve the payment of claims for the period ending June 30, 2023 in the amount of \$102,955.04.
- Ratify Acceptance of 2022 Annual Report on the Service Plan.
- Ratify Independent Contractor Agreement with BBA Water Consultants, Inc. for Consulting Services Relating to Wells.

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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 **PUBLIC COMMENT**

Well 11 Repairs: The Board discussed Well 11 repairs and funding options.

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 May 31, 2023.

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

2022 Application for Exemption from Audit: The Board discussed the requirements for an audit and audit exemption.

Following discussion, upon motion duly made by Director Thompson, seconded by Director Deines and, upon vote, unanimously carried, the Board accepted the filing of Application for Exemption from Audit for 2022 and approved the appointment of the District Accountant to prepare the Application for Exemption from Audit for 2023, if the District qualifies for such an exemption.

2024 Budget Public Hearing: The Board entered into discussion regarding setting the date for a Public Hearing to adopt the 2024 Budget.

Following discussion, upon motion duly made by Director Thompson, seconded by Director Deines and, upon vote, unanimously carried, the Board determined to hold the public hearing to consider adoption of the 2024 Budget on November 2, 2023, at 6:00 p.m., via Zoom Meeting.

LEGAL MATTERS

White & Jankowski LLC: The Board reviewed and considered the engagement of White & Jankowski LLC for water rights legal counsel.

Following discussion, upon motion duly made by Director Deines, seconded by Director Thompson, reviewed and considered engagement of White & Jankowski for water rights legal counsel.

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Legislative Memorandum: Ms. Hartung reviewed the 2023 Legislative Memorandum with the Board and highlighted such items as the required notification to residents of the Metropolitan District Homeowners' Rights Task Force and the Town Hall/Annual Meeting requirement for certain districts.

Proposition HH: The Board reviewed and discussed Proposition HH and the effect on budgets and mill levies.

Town Hall/Annual Meeting: The Board discussed the scheduled Town Hall/Annual Meeting November 2, 2023 at 5:00 p.m.


OTHER MATTERS

Review and discuss updating the website to conform with the 2024 ADA requirements.

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