

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT (THE “DISTRICT”) HELD MARCH 6, 2025

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 6, 2025, at 6:00 p.m., and held via Zoom videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

David Deines, President
Della Thompson, Treasurer
Matthew Moeller, Secretary
Al Mohar, Assistant Secretary
Peter Rediess, Assistant Secretary

Also, In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.

Kathy Martin; District Resident

ADMINISTRATIVE MATTERS

Call to Order: Ms. Ripko called the meeting to order.

Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Wagner that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Agenda: The Board reviewed the Agenda for the meeting.

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

Confirmation of Meeting Location/Posting of Notice: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S.,

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concerning the location of the District's Board meeting. Following discussion, and upon motion duly made by Director Rediess, seconded by Director Thompson, and upon vote unanimously carried, the Board determined to conduct the meeting to conduct the meeting via videoconference. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Resolution Designating Meeting Notice Posting Location: The Board reviewed a Resolution Designating Meeting Notice Posting Location.

Following discussion, upon motion duly made by Director Deines, seconded by Director Thompson, and upon vote unanimously carried, the Board adopted the Resolution Designating Meeting Notice Posting Location.

Minutes of the November 7, 2024 Regular Meeting, the November 7, 2022 Statutory Annual Meeting, and the February 12, 2025 Special Meeting: The Board reviewed the Minutes of the November 7, 2024 Regular Meeting, the November 7, 2022 Statutory Annual Meeting, and the February 12, 2025 Special Meeting.

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

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

Payment of Claims: The reviewed the payment of claims for the period ending March 3, 2025.

Following discussion, upon motion duly made by Director Deines, seconded by Director Thompson, and upon vote the Board ratified approval of the payment of claims for the period ending March 3, 2025 in the amount of \$106,205.07.

Unaudited Financial Statements: The Board reviewed the unaudited financial statements for the period ending December 31, 2024.

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.

2024 Audit Preparation: The Board discussed the engagement of an Auditor to prepare the 2024 audit.

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Following discussion, upon motion duly made by Director Deines, seconded by Director Thompson, and upon vote unanimously carried, the Board approved the engagement of an Auditor to prepare the 2024 audit, not to exceed \$6,500.00.

LEGAL MATTERS **Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Covenant Enforcement Charges:**

The Board reviewed an Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Covenant Enforcement Charges.

Following discussion, upon motion duly made by Director Thompson, seconded by Director Moeller, and upon vote unanimously carried, the Board adopted the Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Covenant Enforcement Charges.

May 6, 2025 Election: Ms. Ripko discussed the status of May 6, 2025 Election with the Board.

WELL UPDATE

Well No. 11 Construction Project: The Board discussed status of Well No. 11 Construction Project.

Executive Session to Receive Legal Advice on Matters Regarding Abandonment of Well 11 and Well 11R, and construction of Well 11RR: No Executive Session was necessary.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Deines, seconded by Director Thompson and, upon vote, unanimously carried, the meeting was adjourned without objection.

Respectfully submitted,

By Matt Moeller
Secretary for the Meeting