

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT (THE “DISTRICT”) HELD APRIL 29, 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 Tuesday, April 29, 2025, at 6:00 p.m., and held via Zoom videoconference. The meeting was open to the public.

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#### **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.

Jon Wagner, Esq; White Bear Ankele Tanka & Waldron (for a portion of the meeting)

Diane Wheeler; Simmons & Wheeler P.C. (for a portion of the meeting)

Brad Simons; MMI Water Engineers LLC (for a portion of the meeting)

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#### **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.

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

### **PUBLIC COMMENTS**

There were no public comments.

### **FINANCIAL MATTERS**

**Payment of Claims:** Ms. Wheeler reviewed the payment of claims for the period ending April 29, 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 April 29, 2025 in the amount of \$48,194.10.

### **LEGAL MATTERS**

There were no legal matters.

### **WELL UPDATE**

**Well No. 11RR:** Mr. Simons update the Board regarding Well 11rr.

**Centralized Water Distribution System:** The Board reviewed a proposal from Renaissance Infrastructure Consulting for the design of a Centralized Water Distribution System.

Following discussion, upon motion duly made by Director Thompson, seconded by Director Deines, and upon vote unanimously carried, the Board approved the proposal from Renaissance Infrastructure Consulting for the design of a Centralized Water Distribution System.

### **OTHER BUSINESS**

**Architectural Plan:** The Board discussed a proposed architectural plan for a home in violation of the District's covenants.

Following discussion, upon motion duly made by Director Moeller, seconded by Director Deines, and upon vote unanimously carried, the Board approved

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the architectural plan subject to legal bills and management time included in any settlement, professional construction must be done, materials must be made to match existing, siding be replaced, and a plan for installing eaves on the outbuilding be submitted.

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### 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