

## 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  
JUNE 4, 2024**

A special meeting of the Board of Directors of the Creekside South Estates Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, June 4, 2024, at 2:00 p.m. 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 (for a portion of the meeting)  
Al Mohar, Assistant Secretary  
Peter Rediess, Assistant Secretary

#### **Also In Attendance Were:**

Peggy Ripko; Special District Management Services, Inc.

Heather Hartung, Esq; White Bear Ankele Tanka & Waldron

Diane Wheeler and Kelsey Mitchell; Simmons & Wheeler P.C.

Brad Simons; MMI Water Engineers LLC

Tim Crawford; Bishop Brogden Associates Inc

Lindsey Baltz; District Resident

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### **DISCLOSURE OF 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 Hartung 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.

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### **ADMINISTRATIVE MATTERS**

**Quorum/Confirmation of Meeting Location/Posting of Notice:** Ms. Ripko confirmed the presence of a quorum. 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 at the above-stated date, time and location, which is within 20 miles of the District. 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.

**Agenda:** The Board reviewed the Agenda for the meeting.

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

**Minutes of May 7, 2024 Special Meeting:** The Board reviewed the Minutes of the May 7, 2024 Special Meeting.

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

**2024 Special District Association's Annual Conference:** The Board considered authorizing interested Board Members to attend the 2024 Special District Association's Annual Conference in Keystone on September 10, 11, 12, 2024.

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### **PUBLIC COMMENT**

The Board discussed notifying homeowners regarding Board meetings. The Board agreed to send out the annual meeting schedule each year.

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### **FINANCIAL MATTERS**

**Unaudited Financial Statements:** Ms. Wheeler reviewed with the Board the unaudited financial statements through the period ending March 31, 2024 and cash position statement through the period ending March 24, 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 and cash position statement as presented.

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**Loan Closing:** The Board discussed the Loan Closing.

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### **LEGAL MATTERS**

**Invitation to Bid and Project Manual:** Mr. Simons reviewed with the Board the drafting of the project manual and the bidding process.

**Bids and Consider Award of Contract for Replacement of Well No. 11:** Mr. Crawford presented to the Board the bids that were submitted for the Replacement of Well No. 11.

Following discussion, upon motion duly made by Director Deines seconded by Director Rediess and, upon vote, unanimously carried, the Board awarded the contract to Winegar Well Service, LLC.

**Website Accessibility Vendor, Document Remediation, SIPA Grant:**

**Resolution Adopting a Digital Accessibility Policy and Appointing a Compliance Officer:** The Board reviewed the Resolution Adopting a Digital Accessibility Policy and Appointing a Compliance Officer.

Following discussion, upon motion duly made by Director Deines seconded by Director Rediess and, upon vote, unanimously carried, the Board adopted the Resolution Adopting a Digital Accessibility Policy and Appointing a Compliance Officer and approved the website remediation not to exceed \$500.

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### **OTHER MATTERS**


Director Thompson inquired into the status of the covenant enforcement action on a barn installed without prior authorization.

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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