

## 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 16, 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 Monday, June 16, 2025, at 1:00 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  
Peter Rediess, Assistant Secretary

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

Peggy Ripko, Diana Garcia, and John Haubert; Special District Management Services, Inc.

Jon Wagner, Esq; White Bear Ankele Tanka & Waldron

Diane Wheeler; Simmons & Wheeler P.C.

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

Aly Corcoran and Ashley Cornin; Renaissance Infrastructure Consulting, LLC

Mandy Schweitzer; District Resident

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#### **ADMINISTRATIVE MATTERS**

**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.

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**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.

**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, and excused the absence of Director Mohar.

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### **WELL UPDATE**

**Status of Well No. 11:** Mr. Simons updated the Board on the status of Well 11rr and the abandonment of Well 11 and Well 11r.

### **ADMINISTRATIVE MATTERS CONTINUED**

**2025 Special District Association's (SDA) Annual Conference:** Ms. Ripko discussed the SDA Conference with the Board.

Following discussion, upon motion duly made by Director Moeller, seconded by Director Deines, and upon vote unanimously carried, the Board authorized interested Board Members to attend the 2025 Special District Association's Annual Conference in Keystone on September 16, 17, and 18, 2025.

**May 6, 2025 Regular Directors' Election:** Ms. Ripko discussed the results of the cancelled May 6, 2025 Regular Directors' Election.

**Appointment of Officers:** Following discussion, upon motion duly made by Director Moeller, seconded by Director Deines, and upon vote unanimously carried, the following slate of officers were appointed for the District:

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

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### **PUBLIC COMMENT**

There were no public comments.

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### **LEGAL MATTERS**

**2024 Annual Report:** The Board reviewed the 2024 Annual Report on the Service Plan.

Following discussion, upon motion duly made by Director Deines, seconded by Director Thompson, and upon vote unanimously carried, the Board ratified approval of the 2024 Annual Report.

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### **FINANCIAL MATTERS**

**Payment of Claims:** Ms. Wheeler reviewed the payment of claims for the period ending June 15, 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 through the period ending June 15, 2025, in the amount of \$37,082.69.

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### **WELL UPDATE**

**Water Distribution System:** The Board reviewed a design for the updated water distribution system. The Board noted the design will be submitted to Adams County on July 1, 2025 with a 30-day review time, noting any comments will be answered within a week. Assuming three designs are submitted and reviewed the Board estimates October 7, 2025 for final approval of construction documents.

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### **OTHER BUSINESS**

**Special Meeting:** The Board discussed scheduling a meeting in July.

Following discussion, upon motion duly made by Director Thompson, seconded by Director Moeller, and upon vote unanimously carried, the Board scheduled a special meeting on July 14, 2025.

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### **ADJOURNMENT**

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

Respectfully submitted,

By *Matt Moeller*  
Secretary for the Meeting