

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT (THE “DISTRICT”) HELD JULY 18, 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 Thursday, July 18, 2024, at 6:00 p.m. 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.

Brad Simons; MMI Water Engineers LLC

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.

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 Deines, seconded by Director Rediess, and upon vote unanimously carried, the Board determined to conduct the meeting to conduct the meeting via videoconference/teleconference. It was further noted that notice of the time, date and location was duly posted and that no objections

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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 Rediess, and upon vote unanimously carried, the Board approved the Agenda.

Minutes of June 4, 2024 Special Meeting: The Board reviewed the Minutes of the June 4, 2024 Special Meeting.

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

PUBLIC COMMENT

There were no public comments.

FINANCIAL MATTERS

Loan Closing: The Board discussed the Loan Closing.

LEGAL MATTERS

2024 Legislative Memorandum: The Board reviewed the 2024 Legislative Memorandum.

Amended and Restated Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents: The Board reviewed the Amended and Restated Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents.

Following discussion, upon motion duly made by Director Deines, seconded by Director Rediess, and upon vote unanimously carried, the Board adopted the Amended and Restated Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents.

COVENANT ENFORCEMENT MATTERS

Ongoing Covenant Enforcement: Ms. Ripko provided an update to the Board regarding the ongoing covenant enforcement.

OTHER MATTERS

Well No. 11 Construction Project: Mr. Simons updated the Board on the status of Well No. 11 Construction Project and the Notice to Proceed. Mr. Simons informed the Board the Notice to Proceed was sent on June 25, 2024, which started the 75-day timeline. The preconstruction meeting occurred on

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July 11, 2024. Substantial completion should be done by September 15, 2024 with final completion by October 15, 2024.

Following discussion, upon motion duly made by Director Rediess, seconded by Director Deines, and upon vote unanimously carried, the Board approved ratified approval of the Notice to Proceed.

Centralized Public Water System Transmission: The Board discussed the installation of a Centralized Public Water System Transmission.

Overview and Timeline of Installation: Mr. Simons provided an overview and timeline of installation to the Board for the Centralized Public Water System Transmission.

Distribution Piping Survey: Mr. Simons presented the Distribution Piping Survey to the Board.

Following discussion, upon motion duly made by Director Rediess, seconded by Director Deines, and upon vote unanimously carried, the Board approved the Distribution Piping Survey to the Board.

Service Agreement between the District and Waste Management: The Board reviewed a Service Agreement between the District and Waste Management for trash removal services.

Following review and discussion, upon motion duly made by Director Thompson, seconded by Director Rediess, and upon vote unanimously carried, the Board approved the Service Agreement between the District and Waste Management for trash removal services.

Resolution Adopting Customer Service Line Ownership and Maintenance Policy: The Board reviewed a Resolution Adopting Customer Service Line Ownership and Maintenance Policy.


Following review and discussion, upon motion duly made by Director Deines, seconded by Director Thompson, and upon vote unanimously carried, the Board adopted the Resolution Adopting Customer Service Line Ownership and Maintenance Policy

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Rediess, seconded by Director Mohar and, upon vote, unanimously carried, the meeting was adjourned.

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Respectfully submitted,

By 
Secretary for the Meeting