

## 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 SEPTEMBER 18, 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, September 18, 2025, at 11:00 a.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 (for a portion of the meeting)  
Al Mohar, Assistant Secretary  
Peter Rediess, Assistant Secretary (for a portion of the meeting)

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

Peggy Ripko; Special District Management Services, Inc.

Jon Wagner, Esq; White Bear Ankele Tanka & Waldron

Diane Wheeler; Simmons & Wheeler P.C.

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

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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.

**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

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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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### **CONSENT AGENDA**

The Board reviewed the Consent Agenda.

- Ratify approval of 2025 Digital Accessibility Plan.

Following review, upon motion duly made by Director Deines, seconded by Director Thompson, and upon vote unanimously carried, the Board approved and/or ratified approval of, as appropriate, the items on the Consent Agenda.

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### **PUBLIC COMMENT**

There were no public comments.

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### **WELL 11rr MATTERS**

**Pump Installation in Well 11rr:** The Board reviewed a proposal from Boulder GNC Well for pump installation in Well 11rr.

Following review, upon motion duly made by Director Deines, seconded by Director Thompson, and upon vote unanimously carried, the Board approved the proposal from Boulder GNC Well for pump installation in Well 11rr with a 5HP pump plus 1,500 gallon water meter with output for data logger.

**Distribution System:** Mr. Simons provided an update regarding the distribution system to the Board.

**Abandonment of Well 11R:** Mr. Simons provided an update regarding the abandonment of Well 11R to the Board.

**Loan Funds, Connecting Water System to Todd Creek and Possible Funding Options:** The Board discussed Remaining Loan Funds, Connecting Water System to Todd Creek and Possible Funding Options.

**Well Committee:** The Board discussed establishing a well committee.

Following review, upon motion duly made by Director Moeller, seconded by Director Thompson, and upon vote unanimously carried, the Board established a well committee and appointed Director Mohar to the committee.

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### **FINANCIAL MATTERS**

**Payment of Claims:** Ms. Wheeler reviewed the payment of claims for the period ending August 6, 2025.

Following discussion, upon motion duly made by Director Moeller, seconded by Director Deines, and upon vote the Board ratified approval of the payment of claims through the period ending August 6, 2025 in the amount of \$75,009.26.

**2024 Audit:** Ms. Wheeler updated the Board on the status of the 2024 Audit.

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### **LEGAL MATTERS**

**2025 Legislative Memorandum:** Attorney Wagner presented the 2025 Legislative Memorandum to the Board.

**Annual Meeting:** Attorney Wagner discussed the Annual Meeting and Budget Hearing/End of Year Meeting scheduled on November 6, 2025 with the Board.

**2024 Annual Report:** Attorney Wagner discussed filing a supplement to the 2024 Annual Report on the Service Plan upon filing of 2024 Audit.

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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