

RECORD OF PROCEEDINGS
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO 1
BOARD OF DIRECTORS MEETING
MINUTES

Held: Wednesday, the 27th day of April, 2022 at 8:00 a.m. at the Creekside Recreation Center and via Zoom teleconference.

Attendance: The Regular Meeting of the Board of Directors of Cherry Creek South Metropolitan District No. 1, Parker, Colorado, was called at 19301 J. Morgan Blvd., Parker, CO 80134, in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:

Dale Vieira, Terry Wenze, Brooke Hartman and Mike Kuhn were in attendance. Also, present were Georgia Harland; District Accountant and Mark L. Eames, PCAM and Alisia Kear, District Manager Representatives.

Roll Call and Call to Order:

Director Vieira confirmed a quorum was present for the purpose of conducting business and the meeting was called to order.

Disclosure of Potential Conflict Interest:

Director Vieira noted that general disclosure statements have been filed as necessary on behalf of the members of the Board of Directors having conflicts of interest with the Office of the Colorado Secretary of State and with the Secretary of the District. Upon motion duly made, seconded and unánimously carried, the Board directed that said general disclosures be incorporated herein.

Public Forum:

There were no homeowners that signed up to speak.

Consent Agenda:

Items for Consent Agenda:
A. Review and Approve Regular Meeting Minutes of January 26, 2022
B. Districts Payables Reports through April 21, 2022

Upon a motion made and seconded, the Board approved the Consent Agenda items A and B as presented and listed above.

Officer and Professional Service Provider Reports:

Financials:

Financial Reports: Ms. Harland reviewed the District's overall financial reports through March 31, 2022. Mr. Eames reviewed the Districts operations and maintenance financial reporting for the month ending March 31, 2022. After review, upon motion duly made, seconded and unánimously passed, the Board approved the financial reporting and payables as presented through March 31, 2022.

Ms. Harland went on to review the draft 2021 audit report. Upon review, a motion duly made, seconded and unánimously passed, to approve the draft audit contingent upon no material changes being noted or identified by the Districts accounting firm.

Legal Updates:

Mr. Eames reported that the litigation between the District and Michael Zahorik, the owner of the vacant lots in the Hunter's Chase filing was settled as agreed upon by the Board. Mr. Eames noted the election memo as provided by legal counsel and provided the Board an update on a proposed zoning change in the Stroh Ranch Business Circle to attach residential for those parcels currently owned by Parker Pivotal LLC. Upon review the Board provided direction to Mr. Eames regarding the Parker Pivotal potentially residential use zoning changes within the Business Circle site.

**Officer and Professional
Service Provider Reports Continued:**

**Landscape
Reports:**

Mark Eames reviewed the landscape report that was provided with the Boards informational meeting notification, along with updating the Board on the progress with the irrigation retro fit project.

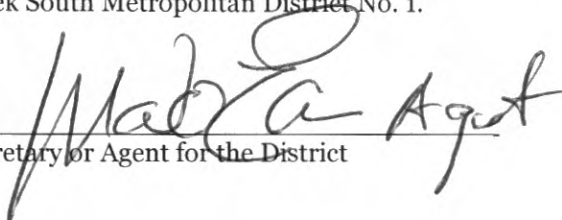
**Management
Report:**

Mr. Eames discussed the right-of-way irrigation water concern related to the Hunters Chase site, abutting both Motsenbocker and Stroh Roads. Upon review and discussion, the Board provided direction to Mr. Eames to contact the Hunter's Chase Condominiums Association legal counsel to try and negotiate a short term irrigation water access solution and thereafter work with Michael Zahorik, the current owner of the remaining vacant lots/land within the Hunters Chase site, to work out a long term solution. Mr. Eames went on to update/reviewed the recreation center operations and community irrigation water usage summary report.

Adjournment:

There being no further business to come before the Board at this time and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:56 a.m. The Board noted that the next regularly scheduled meeting was set for July 27, 2022 at 8:00 a.m. at the Center at Creekside or via Zoom.

The foregoing constitutes a true and correct copy of the minutes of the above referenced meeting and was approved by the Board of Directors of the Cherry Creek South Metropolitan District No. 1.


Secretary or Agent for the District