

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

**Held:** Wednesday, the 8th day of February, 2023 at 8:00 a.m. at the Creekside Recreation Center.

**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, Brooke Hartman and Mike Kuhn were in attendance. Also, present were Georgia Harland; District Accountant, Mark L. Eames, PCAM; District Manager.

**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 and asked Mr. Eames to preside over the remainder of the agenda.

**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 unanimously 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. Approve Regular Meeting Minutes of October 26, 2022
- B. Payables Register Check 1573.

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

**Officer and Professional Service Provider Reports:**

**Financials:**

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

**2022 Audit Proposal:**

Ms. Harland noted that WIPFLI provided a proposal for the 2022 audit at a costs of \$ 5,900.00. After review, upon motion duly made, seconded and unanimously passed, the Board approved the 2022 audit proposal and authorized the Board President to execute the agreement.

**Cheery Creek South Metropolitan District No. 1**  
**Board of Directors Meeting**  
**February 8, 2023– Page 2**

**Legal Updates:**

Resolution for the Regular Election. The Board was provided with a proposed resolution by counsel concerning the upcoming regular election. After review, upon motion duly made, seconded and unanimously carried, the Board approved the resolution and authorized the Board President to execute the document as prepared by counsel.

Mr. Eames went on to review the next resolution in front of the Board, that would allow the Hunters Chase Condominiums Association Inc. members to withdraw from the use of the Creekside Recreation Center, as requested by their Board of Directors and acknowledged by forty-one (41) of their unit owners. After review, upon motion duly made, seconded and unanimously carried, the Board approved the resolution and authorized the Board President to execute the document as prepared by counsel.

**Maintenance Reports:**

Mark Eames updated the Board on the status of the indoor pool repairs, the 2022 outdoor pool closing report and the landscape report as prepared by Cox professional Landscape Services.

**Management Report:**

Mr. Eames reviewed with the Board, the water usage summary report and the most recent Rec Center usage 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 8:32 a.m. The Board noted that the next regularly scheduled meeting was set for April 26, 2023 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