

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

**Held:** Wednesday, the 26th day of July, 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, Tom Weston 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 April 26, 2023  
B. Approve Regular Meeting Minutes of May 15, 2023

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

**Officer and Professional Service Provider Reports:**

**Financials:** Financial Reports: Ms. Harland reviewed the District's overall financial reports through June 30, 2023 and Mr. Eames reviewed the Districts operations and maintenance financial reporting for the month ending June 30, 2023. Ms. Harland noted that there were no payables for consideration of approval by the Board for the meeting. After review, upon motion duly made, seconded and unanimously passed, the Board approved the complete financial reporting as presented through June 30, 2023.

**2022 Audit Proposal:** Ms. Harland provided a draft 2022 audit. After review, upon motion duly made, seconded and unanimously passed, the Board approved the draft 2022 audit as present, contingent upon any required additions or adjustments made by the Accountant, Legal or Management.

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**Legal Updates:**

The Board was provided with most recent updates on collection activities. Mr. Eames noted that the preliminary budgetary work for the proposed 2024 budget will commence shortly and requested consideration of the Board to schedule the 2024 Budget Hearing. A motion was made, seconded and unanimously carried, to conduct the 2024 budget hearing on Wednesday, November 15, 2023 at 8:00 a.m. at the Creekside Recreation Center.

**Maintenance Reports:**

Mark Eames reviewed 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. Mr. Eames reviewed the proposed revised 2024 landscape RFP, to be approved by the Board and sent out for bid. After a brief discussion, the Board unanimously approved the revised 2024 landscape RFP to be sent out for bid.

**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 October 25, 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.

*Mark L. Eames*

Secretary or Agent for the District