

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

**Held:** Wednesday, the 25th day of October, 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 three members of the public, 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 July 26, 2023

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

**Officer and Professional  
Service Provider Reports:**

**Financials:**

Financial Reports: Ms. Harland noted that there was one payable, check 1575 for consideration of approval by the Board. Motion duly made, seconded, and unanimously passed, the Board approved check 1575 to be paid. Ms. Harland reviewed the District's overall financial reports through September 30, 2023 and Mr. Eames reviewed the District's operations and maintenance financial reporting for the month ending September 30, 2023. After review, upon motion duly made, seconded, and unanimously passed, the Board approved the complete financial reporting as presented through September 30, 2023.

**2024 Proposed  
Budget:**

Ms. Harland reviewed the preliminary draft 2024 budget, with the Board. It was noted that notice has been posted for the 2024 budget hearing that been set for Wednesday, November 15, 2023 at 8:00 a.m. at the Creekside Recreation Center.

**Legal Updates:**

The Board was provided with most recent updates on collection activities.

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**Maintenance**  
**Reports:**

Mark Eames reviewed the landscape report as prepared by Cox professional Landscape Services and the 2023 Pool closing report as provided by Front Range Recreation. Mr. Eames went on to discuss, the suggestion memo from MaryBeth Amann regarding restriping the tennis courts to allow for additional pickleball play on the courts. After discussion, the Board agreed to have survey put out the first of 2024 for the community constituents, soliciting input on restriping both tennis court to allow additional pickleball play.

**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 2024 landscape RFP, that was sent out for bid. Team members from Rocky Mountain Custom Landscape were in attendance to review their proposal, provide additional details on services they are able to provide and answer questions from the Board.

**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 9:15 a.m. The Board noted that the next regularly scheduled meeting was set for November 15, 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 Eames*

Secretary or Agent for the District