

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

Held: Wednesday, the 24th day of April, 2024 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 with Simmons & Wheeler; Troy Frair and Randy Hiraki with Rocky Mountain Custom Landscape and 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 February 28, 2024
- B. Approval of the Payables Register, Check Number 1577
- C. Legal Collection Update as of April 16, 2024

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

Officer and Professional Service Provider Reports:

Financials:

Financial Reports: Ms. Harland reviewed the District's overall financial reports through March 31, 2024. Upon final review, a motion was made, seconded and with no public comment unanimously passed to approve the qualified March 31, 2024 financial report, as presented. Mr. Eames reviewed the District's operations and maintenance financial reporting for the months ending March 31, 2024. After review, upon motion duly made, seconded, and unanimously passed, the Board approved the operational financial reporting as presented through March 31, 2024.

Legal Updates:

The Board reviewed the memo from legal counsel regarding charging the apartment site to clean up animal defecation that is being left their residents. After review, the management team was directed to contact the apartment management team regarding option to help with the problem.

ADA Website:

Mr. Eames noted that his team, in conjunction with the District's legal counsel team, has been working with Streamline IT service, as approved by the Board at their February 2024 meeting, to assist with the District with their ADA website compliance, as recommended by legal counsel.

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Maintenance
Reports:

Mark Eames introduced Troy Frair and Randy Hiraki with Rocky Mountain Custom Landscape. Troy and Randy reviewed the status of the landscape operations for April and addressed questions from the Board of Directors.

Management
Report:

Mr. Eames reviewed with the Board, the water usage summary report, and the most recent Rec Center usage report. The Board went on to briefly review the results of the community facilities survey and the proposal from Flock Safety for three cameras to be placed around the community center recreational facilities to heighten patrol and security. The Board agreed to continue both the survey and Flock Safety proposal to the next meeting, but in the meantime agreed to have staff contract to have the second tennis court stripped for pickleball use, and remove the faux ivy on the outdoor pool fence.

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 8:58 a.m. The Board noted that the next regularly scheduled meeting was set for July 24, 2024 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