

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

**Held:** Held on Wednesday, the 27th day of August, 2025, 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; Board members, Tom George, legal counsel for the District, Dustin Zanck, Dustin Hall and Scott Andrea with Alberta Development and Mark 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:**

Dustin Zanck, Dustin Hall, and Scott Andrea with Alberta Development were in attendance to update the Board on their proposed single family home project on three tracts located in the Stroh Ranch Business Circle. The development team noted they would not be seeking approval/access to the Creekside Recreation Center. The development team addressed several questions from the Board. The Board expressed their appreciation to Dustin, Dustin, and Scott for attending the meeting and providing an update on their proposed development.

**Officer and Professional  
Service Provider Reports:**

**Legal Updates:**

Tom George reviewed several updates related to the potential new development site located in the Stroh Ranch Business Circle, along with his perspective on the District having any ability to oversee parking regulation of the Association, based upon the recent Town of Parker ordinance amendment.

**Management  
Report:**

Mr. Eames updated the Board on several operational matters and addressed various questions by 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 8:50 a.m. The Board noted that the next regularly scheduled meeting was set for October 22, 2025 at 8:00 a.m. at the Recreation Center at Creekside.

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.

\_\_\_/s/Alisia Kear\_\_\_\_\_

Secretary or authorized agent of the District