

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

Held: Wednesday, the 26th day of February, 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 were in attendance. Also, present were Georgia Harland with Simmons & Wheeler; , Randy Hiraki with Rocky Mountain Custom Landscape along with Alisia Kear 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 October 23, 2024
- B. Legal Collection Update as of February 14, 2025

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 December 31, 2024, the independent auditors report for the same period. Ms. Harland noted there were no payable requests for the period. Upon final review, a motion was made, seconded and with no public comment unanimously passed to approve the qualified December 31, 2024 financial report, and independent 2024 auditors report as presented. Ms. Harland presented the 2024 audit engagement letter presented by WIPLI, at a cost of \$ 6,600.00. A motion was made, seconded and with no public comment unanimously passed to approve the 2024 audit engagement letter with WIPLI, for a total not to exceed \$ 6,600.00

Mr. Eames reviewed the District's operations and maintenance financial reporting for the months ending December 31, 2024. After review, upon motion duly made, seconded, and unanimously passed, the Board approved the operational financial reporting as presented through December 31, 2024.

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Legal Updates:

The Board reviewed the three resolutions prepared by legal counsel; the resolution regarding adoption of covenant enforcement; a resolution imposing landscape and recreation fees and the resolution concerning the regular election to be held on May 6, 2025. After review, the Board agreed to table the resolution regarding covenant enforcement. A motion was duly made, seconded, and unanimously passed, to approved the resolution related to the imposition of landscape and recreational fees and the resolution concerning the May 6, 2025 regular election, as presented.

Ms. Kear noted that the 2025 legal counsel fee schedule and reported that the PCMS team, in conjunction with the District's legal counsel team, continues to work with Streamline IT service, as approved by the Board, to assist the District with its ADA website compliance, as previously recommended by legal counsel.

Maintenance Reports:

Randy Hiraki with Rocky Mountain Custom Landscape. Randy reviewed the status of the landscape operations through February 2025 and addressed several questions from the Board of Directors and management team.

Management Report:

Ms. Kear and Mr. Eames reviewed with the Board, the water usage summary report, the most recent Rec Center usage reports and the 2024 pool closing report as prepared by Front Range Recreation.

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 9:55 a.m. The Board noted that the next regularly scheduled meeting was tentatively set April 23, 2025 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.

____/s/ Mark L. Eames_____
Secretary or Agent for the District