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

Held: Held on Wednesday, the 22nd day of October, 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 and Brooke Hartman were present in person, and Tom Weston and Mike Kuhn attended via conference call as Board members. Also present were Diane Wheeler and Morgan Wheeler, accounting for the District with Simmons & Wheeler; Steve Rogers, representing the District's landscaping team, with Rocky Mountain Custom Landscape; Alisia Kear and Carla Quiroz, administrative staff for the District; 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 at 8:01 a.m. 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: No members were in attendance.

Consent Agenda: Items for Consent Agenda:

A. Regular Meeting Minutes from August 6, 2025
B. Regular Meeting Minutes from August 27, 2025
C. Legal Status Report through October 8, 2025

Upon a motion made, and seconded, the Board approved the Consent Agenda, items A, B and C as presented with no comment.

Officer and Professional Service Provider Reports:

Financials: Ms. Wheeler noted that she was unable to complete the financial reports through September 30, 2025, prior to the meeting, as her office had just received the September 31, 2025 operating reports from Ms. Kear's office. After a brief discussion, the Board agreed to table action on the financial reports until the next regular meeting.

2026 Budget Hearing: Motion was made, seconded, and unanimously carried to open the public hearing on the proposed 2026 Budget. Mr. Eames reported that legal counsel had published notice of the public hearing in accordance with Colorado statutes. There being no public comment, the hearing was closed.

2026 Budget Hearing Continued:

Discussion ensued regarding estimated expenditures in the General Fund, Landscape and Recreation Fund, and Debt Service Fund. It was agreed to have an outside firm provide a capital assets report, to be presented at their next meeting. After a final review and discussion, motion duly made, seconded, and unanimously carried, the Board (1) approved and adopted the 2026 Budget as amended, (2) approved and adopted the mill levy for certification to the County, as indicated within the resolution, (3) authorized the appropriate officers to execute the necessary documentation, and (4) directed Mr. Eames to advise Mr. George, legal counsel for the District, to submit the Certification of Tax Levies to the Board of County Commissioners of Douglas County no later than December 15, 2025, and Ms. Wheeler of Simmons & Wheeler to file the 2026 Budget with the Division of Local Government prior to January 31, 2026.

Legal Updates: The Board reviewed the 2026 budget preparation, procedures and the 2025 Annual Administrative matters resolutions as presented by legal counsel. Upon review, motion duly made, seconded, and unanimously carried to approve both resolutions as presented and authorize the Board President to execute both resolutions.

Landscape Updates: Steve Rogers with Rocky Mountain Custom Landscape reviewed the status of the landscape operations through September and addressed several questions from the Board of Directors and management team.

Management Report: Ms. Kear reviewed with the Board, the 2025 pool closing report as presented by Front Range Recreation, the most recent patrol service reports, and the memorandum from the Stroh ranch Community Association Board, regarding a proposal to have EV charging stations installed in the parking lot of the Recreation center. Upon final review, the Board requested Ms. Kear to contact the Association Board, denying the request to install the EC charging stations.

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 9:03 a.m. The Board noted that the next regularly scheduled meeting was tentatively set February 25, 2026 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-mentioned 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