

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

Held: Held on Wednesday, the 23rd day of April, 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; Georgia Harland with Simmons & Wheeler; Randy Hiraki with Rocky Mountain Custom Landscape; Meaghan Vandello, President of the Stroh Ranch Anthology Dolphins Swim Team; and 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 Meeting Minutes of February 26, 2025
- B. Approve Meeting Minutes from March 26, 2025
- C. Legal Collection Report as of April 11, 2025

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 February 28, 2025. Upon final review, a motion was made, seconded and with no public comment unanimously passed to approve the qualified February 28, 2025 financial report, as presented.

Ms. Harland informed the Board that she will be retiring, with her last day at Simmons & Wheeler set for May 31, 2025. The Board expressed their appreciation to Ms. Harland for her dedication and service to the District over the years. Ms. Harland shared that Morgan Wheeler will be stepping in as the District's accountant and will attend meetings moving forward.

Cherry Creek South Metropolitan District No. 1
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Legal Updates:

The Board requested information on whether the PWSO IGA could be re-negotiated, noting that the District is not within PWSO's boundary but is within its service area. They also asked that accounting provide information regarding extra-territorial service charges to determine the status of related charges to the District.

Additionally, the Board responded to a resident comment regarding the use of District facilities by non-resident patrons and requested that this matter be discussed with legal counsel.

Maintenance Reports:

Randy Hiraki with Rocky Mountain Custom Landscape reviewed the status of landscape operations through March 2025 and addressed several questions from the Board of Directors and the management team. Mr. Hiraki requested an update on the irrigation startup estimate and then provided updates on various topics, including upcoming tree plantings, several clogged nozzles affecting watering in certain areas, and the timeline for seasonal flower installations. He noted that flowers would be planted in mid-to-late May and that preparations were underway to begin planting flowers in the pots as well.

Mr. Hiraki also informed the Board that he would be transitioning off the account and that a new manager would be stepping in. The Board thanked Mr. Hiraki for his time and service to the community.

Management Report:

The Board requested that the upcoming garage sale event dates be included in the May 2025 newsletter, which Ms. Kear confirmed she would follow up on.

The Board reviewed the parking patrol estimates, and a motion was made and seconded to approve the new vendor contract. During discussion, there was a suggestion to consider adding Saturday morning patrols. The motion carried.

The Board was also presented with the preliminary budget for 2026. After a lengthy discussion, the Board agreed to continue working on the budget figures and to send updated numbers to the Board for review and discussion at the next scheduled meeting.

Ms. Vandello, representing the swim team, provided the Board with an update on their upcoming schedule. She also requested approval for Coach Kevin Oslick to use the pool facilities on a date in June and noted that there will be three meets during the upcoming season. The Board agreed with the request.

Cherry Creek South Metropolitan District No. 1
Board of Directors Meeting
May 14, 2025

Reconvened:

Director Vieira reconvened the meeting on May 14, 2025 at 8:00 a.m., at the Creekside Recreation Center.

Attendance:

The Continued Special Meeting of the Board of Directors of Cherry Creek South Metropolitan District No. 1, Parker, Colorado, was called and held at the above-

listed address and in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:

Dale Vieira, Brooke Hartman, Tom Weston, Mike Kuhn; and Alisia Kear and Mark L. Eames, PCAM, District Manager.

Call to Order:

Director Vieira confirmed a quorum was present for the purpose of conducting business and the meeting was called to order.

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 members of the public that signed up to speak.

Financials:

Mr. Eames reviewed the proposed 2026 budget and addressed questions from the floor. Upon a final review, the Board provided direction to the management team regarding the 2026 draft budget.

Legal Updates:

The Board discussed the PWSD IGA with the Districts legal counsel, Tom George. and if there would be any benefit to renegotiate the IGA. Mr. George provide comments, suggestions to the Board related to the current agreement.

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. The Board noted that the next regularly scheduled meeting was set for July 23, 2025 at 8:00 a.m. at the 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/Mark L. Eames_____

Secretary or authorized agent of the District