

MINUTES OF A JOINT REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS.  
4-6

Held: Thursday, January 25<sup>th</sup>, 2024 at 3:00 p.m.

*This meeting was held via teleconference.*

**Attendance**

The joint regular meeting of the Board of Directors of Cherry Creek South Metropolitan District Nos. 4-6 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Sarah Hunsche  
Brian Trybus  
Christopher Elliott  
Kim Jensen

Also present were Kristin B. Tompkins, Esq., White Bear Ankele Tanaka & Waldron, District Counsel; and Nancy Bach, CliftonLarsonAllen LLP, District Accountant.

**Call to Order/Declaration  
of Quorum**

It was noted that a quorum of the Boards was present and the meeting was called to order.

**Conflict of Interest  
Disclosures**

Ms. Tompkins advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Tompkins reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Tompkins inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. Each of the Directors noted for the record their relationship with Tanterra Development, LLC, Tanterra Development II, LLC, and North Parker Investments, LLC, as reflected in their conflicts of interests disclosures. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

**Approval of Agenda**

Ms. Tompkins presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda, as presented.

**Public Comment**

None.

**Consent Agenda**

Following a summary by Ms. Tompkins, the items on the consent agenda were ratified, approved or accepted in one motion duly made and seconded and unanimously carried:

- Minutes from December 11, 2023 Special Meeting;
- Special District Disclosure Notices Pursuant to §32-1-809, C.R.S.; and
- Resolution Designating Meeting Notices Posting Location;

**Legal Matters**

Consider Approval of Shared Parking Lot Agreement with Town of Parker (District No. 4)

Ms. Tompkins presented the Shared Parking Lot Agreement with the Town of Parker to the Board of District No. 4. Following discussion, upon a motion duly made and seconded, the Board of District No. 4 unanimously approved the agreement, subject to final legal review.

Other Legal Matters

None.

**Financial Matters**

Consider Approval of Payment of Claims (District No. 4)

Ms. Bach presented the Claims dated December 5, 2023 through January 19, 2024 in the amount of \$42,159.12 to the Board of District No. 4. Following discussion, upon a motion duly made and seconded, the Board of District No. 4 unanimously ratified the claims.

Consider Approval of Engagement Letter with Haynie & Company to prepare 2023 Audit (District No. 4)

Ms. Bach presented the Engagement Letter with Haynie & Company to prepare 2023 audit to the Board of District No. 4. Following discussion, upon a motion duly made and seconded, the Board of District No. 4 approved the engagement of Haynie & Company to prepare 2023 audit.

Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs for Public Improvements pursuant to the Infrastructure Acquisition and Project

Ms. Bach presented Resolution Regarding Acceptance of District Eligible Costs for Public Improvements pursuant to the Infrastructure Acquisition and Project Fund Disbursement Agreement with Tanerra Development II, LLC to the Boards of District Nos. 5 and 6. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 5 and 6 unanimously adopted the resolution.

Fund Disbursement  
Agreement with Tanterra  
Development II, LLC

Consider Approval of  
Requisition No. 26 Related  
to the District No. 5's  
Limited Tax General  
Obligation Bonds, Series  
2021<sup>(3)</sup> (District No. 5)

Ms. Bach presented the Board of District No. 5 with the Project Requisition No. 26 in the amount of \$8,412.61 to be paid to District No. 4. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously approved Requisition No. 26.

Consider Approval of  
Requisition No. 27 Related  
to the District No. 5's  
Limited Tax General  
Obligation Bonds, Series  
2021<sup>(3)</sup> (District No. 5)

Ms. Bach presented the Board of District No. 5 with the Project Requisition No. 27 in the amount of \$977,483.82 to be paid to Tanterra Development II, LLC. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously approved Requisition No. 27.

Other Financial Matters

None.

**Other Business**


None.

**Adjourn**

There being no further business to come before the Boards, and following discussion and upon a motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

The foregoing minutes were approved by District Nos. 4-6 on this 22nd day of February, 2024.

  
Kim Jensen (Feb 23, 2024 11:36 MST)

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Secretary for the Meeting