

CROSS CREEK METROPOLITAN DISTRICT
BOARD MEETING NOTES

Thursday, September 24th, 2026, 12:00 pm

A meeting of the Board of Directors of the Cross Creek Metropolitan District was held on September 24, 2026, at 12:00 pm. Board members met in person at 1320 C & S Road, Fountain, CO 80817.

Board members present: Lamont Spear, Kim Hittle, Teresa Cain

Others present: Stephanie Nolin, District Manager, Elise Fluegal, District Manager
Isuri Lawson, District Legal Counsel

The meeting was called to order at 12:06pm.

Call to Order/Declaration of Quorum/Conflict of Interest Disclosures

A quorum of the Board was present. No additional conflicts were reported.

Approval of Agenda

A motion to approve the agenda was made by Teresa Cain, seconded by Lamont Spear and approved unanimously.

Consent Agenda (see packet)

- Approval of Minutes of the August 20th, 2026 Board Meeting.
- Ratification of Minutes of the March 19th and June 18th, 2026 Board Meetings.
- Record correction: The May 2026 Board Meeting minutes will be corrected to reflect that the meeting was held May 21, 2026.
- Record correction: The August 20, 2026 agenda will be corrected to reflect that the Board Meeting and Townhall Meeting referenced in the consent agenda were held July 16, 2026.
- Proposed Bill-Pay
- Financial Reports
 - Balance Sheet and Budget vs. Actual

A motion to approve the consent agenda was made by Kim Hittle, seconded by Lamont Spear and approved unanimously.

Executive Session

A motion to enter Executive Session pursuant to C.R.S. 24-6-402(4)(e) for determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators relating to a bid to purchase water shares was made by Teresa Cain, seconded by Lamont Spear and approved unanimously.

The Executive Session was entered at 12:16pm and was adjourned at 12:27pm.

A motion to add discussion of the water shares bid to the agenda was made by Teresa Cain, seconded by Lamont Spear, and approved unanimously.

Water Share Bid

- The board discussed a pending opportunity to bid on additional water shares. It was acknowledged that this opportunity may not happen again in the near future.
- Discussion was held over the appropriate number of shares to bid for, noting the district's current holdings and its goal for total shares.

A motion directing Elise Bergsten and Stephanie Nolin to move forward with submitting the Pitkin County water share bid packet, and to take all reasonable actions necessary to approve the submission, was made by Teresa Cain, seconded by Kim Hittle, and approved unanimously.

Public Comment - none

None. No members of the public were present.

Legal Matters

- Ratification of the Board's Approval of Resolution 2026-01 (Authorization of District Manager Signing Authority) and of All Contracts Executed Thereunder Since August 20, 2026.

A motion moving that the Board ratify, approve, and confirm (1) its adoption of Resolution 2026-01, Authorization of District Manager Signing Authority, as discussed and executed by the Board at the August 20, 2026 meeting, without a formal motion at that time, effective as of August 20, 2026; and (2) that all actions taken by the District Manager since August 20, 2026 pursuant to the Board's authorization of, and are consistent with, Resolution 2026-01 made by Kim Hittle, seconded by Lamont Spear, and approved unanimously.

District Management/Financial Matters

- Discussed transitioning bank account access from District Manager (Elise) to the District Manager (Stephanie).
- Discussed updating the name on file with the El Paso County Assessor's Office to Stephanie, which requires two Board members' signatures on district letterhead.

A motion to authorize the addition or transition of bank account access to Stephanie Nolin, District Manager, and to update the name on file with the El Paso County Assessor's Office to Stephanie Nolin, was made by Teresa Cain, seconded by Lamont Spear, and approved unanimously.

- A water leak at the soccer field on September 11, 2026 was repaired by Mike.
- All stormwater compliance forms have been mailed and completed.
- Several dead poplar trees were identified at one of the pocket parks.
- The Board approved pursuing new reservation signage for 2027: two signs for the field (one on each side) and one for the pavilion.

- The community garden bulletin board has not yet been completed; the Board confirmed it should be finished this year, near the garden entrance as previously discussed with Mike.
- The Board reaffirmed that garden access codes should be limited to paying bed-holders. The Board discussed allowing a bed-holder to designate a secondary/authorized person (e.g., a family member) to also access their bed, to reduce confusion when unfamiliar individuals are seen in the garden.
- The Board discussed adding a small produce-sharing area (a “take some, leave some” surplus vegetable spot) in the garden.
- The Board discussed reinstating a “little free library,” previously removed after repeated vandalism at one of the pocket parks. Three alternative uses were discussed: a children's book library at the playground, a small “trinket exchange”, and a seed library inside the community garden using the district's surplus seed inventory.
- A 5K walk/run/ruck event is scheduled for September 25, 2026.
- A community cleanup is scheduled for Saturday, September 26, 2026, with 8 volunteers signed up so far (an increase over last year).
- A Halloween “Trunk or Treat” event is scheduled for October 30, 2026, from 5:00–7:00 pm in the main parking lot.
- The Board discussed creating a simple informational flyer about the district to hand out at events.

A motion to adjourn the meeting was made by Teresa Cain, seconded by Kim Hittle and approved unanimously.

The meeting was adjourned at 1:34 pm.

Respectfully submitted by,

A handwritten signature in cursive script that reads "Stephanie Nolin". The signature is written in dark ink on a light-colored background.

Stephanie Nolin