

CROSS CREEK METROPOLITAN DISTRICT
BOARD MEETING NOTES

Thursday, August 20th, 2026, 12:00 pm

A meeting of the Board of Directors of the Cross Creek Metropolitan District was held on August 20, 2026, at 12:00 pm. Board members met at Cross Creek Church, 1320 C & S Road, Fountain, CO 80817 and via zoom.

Board members present: Lamont Spear, Kim Hittle, Teresa Cain
Others present: Stephanie Nolin, District Manager
Members of the public: Michael Miller

The meeting was called to order at 12:10pm.

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

No additional conflicts were reported.

Approval of Agenda

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

Consent Agenda (see packet)

- Approval of minutes of the July 16th, 2026 Board Meeting
- Approval of minutes of the July 16th, 2026 Town Hall Meeting
- Proposed Bill-Pay
- Financial reports

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

Public Comment - none

Legal Matters

- The contracts for the Outreach Coordinator position were reviewed.
- The Outreach Coordinator scope of work was also reviewed.

Resolution 2026-01 authorizing professional services agreements signed by Kim Hittle, President and attested by Teresa Cain was signed and adopted on August 20th, 2026.

District Management/Financial Matters

- The new ring cameras have arrived and will be installed the first week of September.
- Theresa Cain will be joining Lamont Spear, Elise Fluegal and Stephanie Nolin at the SDA conference in Keystone which will be held September 15th-17th, 2026.
- New garden bed agreements now include language prohibiting gardeners from making structural alterations to their beds, per the Board's earlier request.

- Bed identification numbers have been purchased and installed; this expense will be added to the next bill pay for ratification.
- Weekly "gardener spotlight" emails will continue on a weekly basis during the growing season and shift to monthly during the winter, when there is less garden activity. Signage will be added inviting anyone not currently receiving the emails to opt in.
- Kathy's monthly gardening meet-and-greet events have drawn low attendance (three attendees across the first three events). The Board suggested giving future events more structured content — for example, a guest speaker or a seasonal how-to topic such as garden bed preparation or a seed exchange — rather than an open meet-and-greet format.
- Garden bed assignments run for one year and are typically issued each spring (April or May). The Board discussed changing the locks annually going forward.
- The creek week clean up is scheduled for Saturday, September 26th, 2026 from 9:00am-11:00am.
- CCMD's extended detention basins were inspected on August 18th, 2026. The maintenance reports and inspections will be sent to the city.
- The Board discussed planning a Halloween event, potentially including a fire department truck display, police presence, and kid-friendly activities, using the park parking lot for trunk-or-treat.

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

The meeting was adjourned at 12:56 pm.

Respectfully submitted by,

A handwritten signature in cursive script that reads "Stephanie Nolin". The signature is written in dark ink and is positioned above the printed name.

Stephanie Nolin