

**CROSS CREEK METROPOLITAN DISTRICT**  
**BOARD MEETING NOTES**

Thursday March 20, 2025, 12:00 pm

A meeting of the Board of Directors of the Cross Creek Metropolitan District was held on March 20, 2025, 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

Excused: Teresa Cain

Others present: Elise Bergsten, District Manager; Tate Crosby, District General Counsel

The meeting was called to order at 12:19 pm.

**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 Lamont Spear and approved unanimously.

**Public Comment**

Detra Duncan, Fountain Councilmember at-large, was present. She asked about pending legislation affecting special districts and municipalities.

**Consent Agenda (see packet)**

- February 20, 2025 board meeting minutes
- Proposed bill payments
- Financial Reports
  - Balance Sheet
  - Budget v. Actual

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

**District Management/Financial Matters**

- Community Garden management is underway, and there will be some improvements to the garden this year.
- Regarding a possible memorial bench for Greg and Candy Hanus, directors were in consensus to move ahead, and Elise will bring prices to the next meeting for the preferred bench design.
- There was a brush fire east of the reservoir on February 27<sup>th</sup>. Fountain, Security, and Hanover fire departments all responded, and made quick work of putting out the fire, which burned a little more than two acres of brush. Elise was able to get to the park quickly and thank first responders in person. They didn't know how the fire started. Will bring thank you cards to the next board meeting to thank them again.
- Regarding park shelters, CCMD will need to provide updated soils testing for the area, in order to comply with Regional Building Department rules. We will use Entech Engineering, a vendor we've used in the past, and preferred vendor for NES.
- Spoke with Bobby Ingels regarding soils testing and Mesa Ridge Metro District development progress. They are meeting with Fountain every other week, hoping to move the apartment complex forward. Norwood would like to trade paying a traffic impact fee for widening C&S Road where it is adjacent to Cross Creek Park.

- Flock Security Camera has been installed and is working as intended.
- Met with the Sign Shop. They are working on cost estimates for the monument sign and pocket park signs. Will also work with them to design the empty side of the kiosk sign.
- Kim reported that parking lot lights are still wonky. The control box may need to be replaced.
- Regarding accounting for the district, Elise had a first meeting with Biggs Kofford, and needs to meet with them again.
- The audit engagement letter for 2024 has been signed, and will proceed asap after consultation with Biggs Kofford is complete. Preparing for the audit now by scanning documents.
- Website work continues, and I will be focusing on archiving older documents as recommended by Streamline. Directors were in consensus to set page remediation up through Streamline as an autopayment from CCMD. Tate echoed that \$7 per page for remediation is a reasonable cost.
- May 3<sup>rd</sup> will be the Great American Cleanup. We will participate in that. Could ask schools to put that in newsletters.
- Kim: We need more “no motor vehicles” signage, in order to prevent off-road vehicles from driving around the park illegally. Price gates for entrance points to the park.
- Kim: Soccer field is being used by a formal group every Sunday for several weeks. It looks like a soccer camp for kids from 8:00 am – 7:00 pm. It has NOT been rented.
- Kim has been removing broken toys from the sandbox. How do we limit the toys that are there? There is a big plastic slide that could be dangerous if it is moved close to the sidewalk. We can add newer toys if needed.
- Elise will meet with NES this week to discuss ADA compliance for the interior of the garden.
- Four seats are open in this Fountain city council election, including the seat for Cross Creek’s district.

### **Legal Matters**

- Service Plan Amendment – WBA finalized the draft version and submitted it to the City of Fountain. Heard from Tim Flynn that he had not yet had a opportunity to review and respond.
- According to the existing service plan, the annual report is due in late summer.
- Elise asked Tate for input as to volunteer liability waiver. They will meet this month and proceed with a simple waiver that would meet multiple needs.

The meeting was adjourned at 1:18 pm.

Respectfully submitted by



Elise Bergsten