

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

Thursday, October 16th, 2025, 12:00 pm

A meeting of the Board of Directors of the Cross Creek Metropolitan District was held on October 16, 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, Teresa Cain

Others present: Elise Bergsten, District Manager; Stephanie Kuban

The meeting was called to order at 12:14 pm.

**Declaration of Quorum/Conflict of Interest Disclosures**

No additional conflicts were reported. Teresa does not have renters in her unit anymore, so no longer has a conflict.

**Approval of Agenda**

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

**Public Comment - none**

**Consent Agenda (see packet)**

- Approval of minutes of the September 2025 Board Meeting
- Proposed Bill-Pay
- Financial reports

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

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

A motion to ratify the offer of \$25,000 per FMIC share and proceed with the purchase of two shares was made by Teresa Cain, seconded by Lamont Spear and approved unanimously.

### **District Management/Financial Matters**

- CCMD received a letter from the City of Fountain stating that CCMD is required to inspect their own detention ponds. There are three ponds that must be inspected: the commercial pond, the townhome pond and the single-family home pond.
- The other old farm pond near the senior living facility is not included in ponds that must be inspected, because it predates the rules. The Division of Water Resources has recently contacted the district asking for general information about this pond, so we may hear more from them in future, regarding this pond and how it may affect water rights downstream.

A motion to engage the services of Chavez Consulting as detention pond inspector and consultant made by Teresa Cain, seconded by Lamont Spear and approved unanimously.

- Directors discussed the possibility of switching law firms. Discussion included scope of work, actual monies spent in 2024 and 2025, and future work that is expected.
- Elise went over the draft budget for 2026 and 2025 estimated actuals. Directors discussed specific items, and asked that district and park management be increased for cost of living increases.
- Discussion also included possible future projects such as putting a fence around the soccer field to prevent cars from driving into it. Other ideas would be to add boulders or logs. Add signs to advise community members to walk to their dogs on a leash and to clean up after their animals. Teresa asked to move forward with the demonstration garden.

A motion to terminate legal representation by White Bear Ankele was made by Teresa Cain, seconded by Lamont Spear and approved unanimously.

A motion to engage Collins, Cole, Winn and Ulmer as district general counsel was made by Teresa Cain, seconded by Lamont Spear and approved unanimously.

A motion to approve Biggs Kofford as the auditor for 2025 was made by Lamont Spear, seconded by Teresa Cain and approved unanimously.

### **Legal Matters - none**

The meeting was adjourned at 1:18 pm.

Respectfully submitted by  
Stephanie Nolan