

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SOUTHLANDS METROPOLITAN DISTRICT NO. 1 HELD FEBRUARY 11, 2025

A Special Meeting of the Board of Directors (referred to hereafter as "Board") of the Southlands Metropolitan District No. 1 (referred to hereafter as "District") was convened on Tuesday, the 11th day of February 2025, at 9:30 a.m. at Southlands Shopping Center, Management Office, 6155 South Main Street, Suite 260, Aurora, Colorado 80016. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Martin Liles
Quincy Hudspeth
April Elliott

Also, In Attendance Were:

Ann Finn; Public Alliance LLC

Clint Waldron, Esq.; White Bear Ankele Tanaka & Waldron P.C.

Thuy Dam; CliftonLarsonAllen, LLP

DISCLOSURES OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: Ms. Finn noted that a quorum was present and 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 Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Attorney Waldron asked the Board whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn noted a proposed agenda for the District's Special Meeting had been distributed for the Board's review.

Following discussion, upon motion duly made by Director Liles, seconded by Director Elliott and, upon vote, unanimously carried, the agenda was approved, as amended.

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Minutes: The Board reviewed the Minutes of the December 3, 2024 Meeting.

Following discussion, upon motion duly made by Director Liles, seconded by Director Elliott and, upon vote, unanimously carried, the Minutes of the December 3, 2024 Meeting were approved, as presented.

Resolution Designating Location to Post Notice: The Board reviewed a Resolution Designating Location to Post Notice.

Following discussion, upon motion duly made by Director Liles, seconded by Director Elliott and, upon vote, unanimously carried, the Board adopted the Resolution Designating Location to Post Notice.

April 15, 2025 Regular Meeting: The Board entered into discussion regarding rescheduling the April 15, 2025 regular meeting.

Following discussion, upon motion duly made by Director Elliott, seconded by Director Liles and, upon vote, unanimously carried, the Board determined to reschedule the April 15, 2025 regular meeting to April 29, 2025 meeting at 9:30 a.m. at Southlands Shopping Center, Management Office, 6155 South Main Street, Suite 260, Aurora, Colorado 80016.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

There were no items presented on the Consent Agenda.

FINANCIAL MATTERS

Claims: Ms. Dam presented the Board with claims for November 28, 2024 thru February 6, 2025, in the amount of \$625,015.82.

Following discussion, upon a motion duly made by Director Liles, seconded by Director Elliott and, upon vote unanimously carried, the Board approved the claims, as presented.

Cash Position Schedule and Property Tax Reconciliation Schedule: Ms. Dam reviewed with the Board the Cash Position Schedule, dated September 30, 2024 updated February 6, 2025 and Property Tax Reconciliation Schedule.

Following discussion, upon motion duly made by Director Liles, seconded by Director Elliott and, upon vote, unanimously carried, the Board accepted the Cash Position Schedule, dated September 30, 2024 updated February 6, 2025 and Property Tax Reconciliation Schedule.

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LEGAL MATTERS

May 6, 2025 Election and Vacancies on the Board of Directors: Attorney Waldron discussed with the Board the May 6, 2025 Election and vacancies on the Board of Directors.

Utility Easement Agreement with Mall Com: The Board entered into discussion regarding the Utility Easement Agreement with Mall Com. Attorney Waldron reviewed the rules regarding access to rights-of-way for telecommunications facilities and the permissible taxes, fees and charges that the District may charge. The Board directed Attorney Waldron to review the proposed easement agreement and revise the Construction Permit Policy.

OPERATIONS & MAINTENANCE

2025 Street Repair Work: The Board entered into discussion regarding the 2025 street repair work. The Board directed Director Hudspeth to obtain proposals.

Proposal from Allied Universal for Security Services: Director Liles reported to the Board three proposals were received for security services. The Board reviewed a proposal from Allied Universal for security services.

Following discussion, upon motion duly made by Director Liles, seconded by Director Elliott and, upon vote, unanimously carried, the Board approved the proposal from Allied Universal for security services. The Board further authorized Attorney Waldron to prepare an Independent Contractor Agreement.

Proposal from YESCO for Main Street Monument Lighting Upgrades: The Board deferred discussion at this time.

CAPITAL IMPROVEMENTS

Renovating Monument Flower Beds: The Board entered into discussion regarding renovating monument flower beds. Ms. Finn will redistribute the design plans to the Board.

OTHER BUSINESS

Flock Security System: The Board entered into discussion regarding renting Flock cameras. The Board requested this item be added to the next agenda.

Street lighting along South Aurora Parkway: The Board entered into discussion regarding outages and a damaged streetlight along South Aurora Parkway. Ms. Finn noted she will contact Xcel Energy concerning the outages and damaged street light.

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ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Elliott, seconded by Director Liles and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

DocuSigned by:
By Martin Liles
Secretary for the Meeting