

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SOUTHLANDS METROPOLITAN DISTRICT NO. 1 HELD APRIL 30, 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 Wednesday, the 30<sup>th</sup> day of April 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.

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#### ATTENDANCE

#### Directors In Attendance Were:

Martin Liles  
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

Michelle Huntley and Crystan Blanco; M&J Wilkow Ltd.

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#### 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.

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#### 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 Elliot, seconded by Director Liles and, upon vote, unanimously carried, the agenda was approved, as presented.

## RECORD OF PROCEEDINGS

---

**Minutes:** The Board reviewed the Minutes of the February 11, 2025 Meeting.

Following discussion, upon motion duly made by Director Liles, seconded by Director Elliott and, upon vote, unanimously carried, the Minutes of the February 11, 2025 Meeting were approved, as presented.

**Resignation of Director Hudspeth:** The Board acknowledged the resignation of Director Hudspeth, effective March 6, 2025. Director Elliott noted she will be resigning after the June Board meeting.

**Appointment of District Secretary:** The Board entered into discussion regarding appointment of a Secretary for the District.

Following discussion, upon motion duly made by Director Liles, seconded by Director Elliott and, upon vote, unanimously carried, the Board appointed Ms. Finn to serve as Secretary of the District, effective immediately.

### **PUBLIC COMMENTS**

There were no public comments.

### **CONSENT AGENDA**

The Board considered the following actions:

- Ratify approval of Agreement between the District and BLING Entertainment and Events for community events.
- Ratify approval of proposal from Orten Cavanagh Holmes & Hunt, LLC for collection services.
- Ratify approval of proposal from Animal & Pest Control Specialist, Inc. for pest (vole) control services.

Following discussion, upon motion duly made by Director Liles, seconded by Director Elliott and, upon vote, unanimously carried, the Board approved and ratified approval of the Consent Agenda items.

### **FINANCIAL MATTERS**

**Claims:** Ms. Dam presented the Board with claims for February 7, 2025 through April 22, 2025, in the amount of \$645,059.15.

Following discussion, upon a motion duly made by Director Elliott, seconded by Director Liles 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 December 31, 2024 updated April 22, 2025 and Property Tax Reconciliation Schedule.

## RECORD OF PROCEEDINGS

---

Following discussion, upon motion duly made by Director Elliott, seconded by Director Liles and, upon vote, unanimously carried, the Board accepted the Cash Position Schedule, dated December 31, 2024 updated April 22, 2025 and Property Tax Reconciliation Schedule.

**2024 Reconciliation of Operations and Maintenance Fees:** The Board entered into discussion regarding the 2024 Reconciliation of Operations and Maintenance Fees.

Following discussion, upon motion duly made by Director Elliott, seconded by Director Liles and, upon vote, unanimously carried, the Board approved the 2024 Reconciliation of Operations and Maintenance Fees.

### **LEGAL MATTERS**

**May 6, 2025 Election:** Attorney Waldron noted the May 6, 2025 Election has been cancelled and the Designated Election Official will distribute Oaths of Office to the newly elected directors prior to the commencement of their duties.

**Utility Easement Agreement with Mall Com:** The Board entered into discussion regarding the Utility Easement Agreement with Mall Com. Attorney Waldron noted that the District is currently awaiting comments from Mall Com regarding the proposed agreement. No action was taken at this time.

### **OPERATIONS & MAINTENANCE**

**2025 Street Repair Work:** The Board entered into discussion regarding 2025 street repair work. Director Liles noted he is working on obtaining bids for the proposed repairs.

**Proposal from YESCO for Main Street Monument Lighting Upgrades:** The Board entered into discussion regarding a proposal from YESCO for lighting upgrades to the Main Street Monument, in the amount of \$5,500. Director Liles noted he is obtaining an updated proposal from YESCO to enhance the brightness of the proposed lighting. This matter was deferred pending receipt and review of the updated proposal.

**Flock Security Cameras:** The Board entered into discussion regarding rental of Flock security cameras to enhance community safety. Director Liles noted that he is currently researching available options. No action was taken and further information will be presented at a future meeting.

**Damaged Street Lighting along South Aurora Parkway:** The Board entered into discussion regarding status of repair work on the damaged street lighting along South Aurora Parkway.

Following discussion, the Board directed staff to follow up with Xcel Energy regarding the necessary repairs.

## RECORD OF PROCEEDINGS

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**Proposal from All Things Turf:** The Board entered into discussion regarding a proposal from All Things Turf, LLC d/b/a U.S. Power Broom/Tour Greens Denver to remove and replace turf at the Cub-Hub, in the amount of \$31,364. Ms. Huntley noted that All Things Turf, LLC has since withdrawn their proposal. She presented a recommendation from ForeverLawn to upgrade the turf.

Following discussion, upon motion duly made by Director Liles, seconded by Director Elliott and, upon vote, unanimously carried, the Board authorized a contract with ForeverLawn for turf replacement at the Cub-Hub, in an amount not to exceed \$50,000.

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**CAPITAL  
IMPROVEMENTS**

**Renovating Monument Flower Beds:** The Board entered into discussion regarding renovating monument flower beds at East Smoky Hill Road and South Aurora Parkway.

Following discussion, the Board determined to solicit bids for the renovation work in order to evaluate available options and costs.

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**OTHER  
BUSINESS**

There were no other matters at this time.

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**ADJOURNMENT**

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

Respectfully submitted,

Signed by:  
By Ann Finn  
Secretary for the Meeting