

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SOUTHLANDS METROPOLITAN DISTRICT NO. 1 HELD AUGUST 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 Monday, the 11th day of August 2025, at 2:00 p.m. via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Martin Liles
Michelle Huntley
William Pollard
Crystan Blanco

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

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PUBLIC COMMENTS

There were no public comments.

LEGAL MATTERS

November 4, 2025 Election: Attorney Waldron discussed with the Board potentially holding an election on November 4, 2024 to waive the 5.25% property tax revenue limit.

Following discussion, the Board decided to move forward with a November election and will consider a resolution calling for the election at the next meeting.

Intergovernmental Agreement with Southlands Metropolitan District No. 2: Attorney Waldron discussed with the Board the current Intergovernmental Agreement with Southlands Metropolitan District No. 2. No action was taken at this time.

Right of Way Permit Appeal Procedure: Attorney Waldron discussed with the Board a procedure to appeal a Right of Way Permit. Mr. Waldron will update the permit and include an appeal to the District Manager..

OPERATIONS & MAINTENANCE

2025 Street Repair Project: Director Pollard reviewed with the Board bids for the 2025 street repair project and noted Alliance Commercial Maintenance was the lowest bidder. Following review, upon motion duly made by Director Liles, seconded by Director Pollard and, upon vote, unanimously carried, the Board awarded the contract to Alliance Commercial Maintenance for an amount not to exceed \$200,000 and authorized Attorney Waldron to prepare an Independent Contractor Agreement for the work.

The Board went on to discuss the striping project and considered awarding a contract in an amount not to exceed \$25,000, with a contractor to be determined. Bids are expected by August 15, 2025. Following discussion, upon motion duly made by Director Hunley, seconded by Director Pollard and, upon vote, unanimously carried, the Board authorized Directors Liles and Pollard to award a contract for the striping project, subject to ratification by the Board.

Trees Condition: Director Pollard noted that the trees are stressed. Ms. Finn stated that Rocky Mountain Tree Care will inspect the trees and provide a report. No further action was taken.

ADJOURNMENT

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

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Respectfully submitted,

Signed by:
By Ann Finn
Secretary for the Meeting