

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SOUTHLANDS METROPOLITAN DISTRICT NO. 1 HELD AUGUST 19, 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 19th day of August 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
Michelle Huntley
William Pollard
Crystan Blanco

Also, In Attendance Were:

Ann Finn; Public Alliance LLC
Clint Waldron, Esq.; WBA, PC
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 WBA, PC 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 Huntley, and upon vote unanimously carried, the agenda was approved as presented.

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Minutes: The Board review the Minutes of the June 17, 2025 and August 11, 2025 meetings.

Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and upon vote unanimously carried, the minutes from the June 17, 2025 and August 11, 2025 meetings were approved.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

The Board considered the following actions:

- Ratify approval of Independent Contractor Agreement with Alliance Commercial Maintenance for paving repair work.
- Approve Form Right-of-Way Permit.

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

FINANCIAL MATTERS

Claims: The Board reviewed claims for the period June 11, 2025 through August 11, 2025, in the amount of \$455,960.24.

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

Financial Statements: Ms. Dam reviewed with the Board the unaudited financial statements for the period ending June 30, 2025.

Following discussion, upon motion duly made by Director Huntley, seconded by Director Liles, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending June 30, 2025.

LEGAL MATTERS

November 4, 2025 Election: The Board entered into discussion regarding approval of a resolution calling an election on November 4, 2025.

Following discussion, upon motion duly made by Director Pollard, seconded by Director Huntley, and upon vote unanimously carried, the Resolution Calling the November 4, 2025 Election was approved.

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OPERATIONS & MAINTENANCE

Striping Project: The Board entered into discussion regarding bids for the Striping Project and consider ratification of a contract award not-to-exceed \$25,000. Director Pollard reported that bids have been received and will be reviewed prior to presentation to the Board.

2025/2026 Holiday Décor: Director Huntley reported that she has received quotes to replace the monument bows. Following discussion, upon motion duly made by Director Huntley, seconded by Director Liles, and upon vote unanimously carried, the Board authorized two Directors to approve and order the bows at a cost not to exceed \$148,000.

2026 Maintenance Contracts: The Board entered into discussion regarding upcoming maintenance needs and authorized staff and M&J Wilcox to obtain proposals for landscape maintenance, snow removal, common area cleaning, floral services, site lighting, street sweeping, tree care, and holiday décor.

Pest Controller Services: The Board entered into discussion regarding approval of a proposal for Pest Control Services. Ms. Finn noted the proposal has not yet been received.

OTHER BUSINESS

Splash Pad: The Board entered into discussion regarding the meter for the splash pad and noted it needs to be transferred to the District.

Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and upon vote unanimously carried, the Board authorized reimbursement to the Riverdale Peaks Metropolitan District in the amount of \$26,000, subject to receipt of supporting invoices.

Monument Plan Bed Renovation: The Board entered into discussion regarding the monument plant bed renovation project.

Following discussion, the Board would like to invite Merrick to a future Board meeting to present details of the renovation project.

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.

Respectfully submitted,

Signed by:
By Ann Finn
Secretary for the Meeting