

## 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 SEPTEMBER 8, 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 8<sup>th</sup> day of September 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  
Ryan Wessel; Rocky Mountain Tree Care, Inc.  
Mike Leuteneter; Merrick & Company  
Tim Flanagan; Sustainable Landscapes Colorado, LLC

#### 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. Ms. Finn 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 amended.

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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.

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### **PUBLIC COMMENTS**

There were no public comments.

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### **CONSENT AGENDA**

There was no Consent Agenda.

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### **OPERATIONS & MAINTENANCE**

**Tree Care and Replacement:** The Board reviewed a presentation by Mr. Wessels of Rocky Mountain Tree Care, Inc. regarding the proposed 2026 tree replacement and care services. Mr. Wessels reviewed the health conditions of certain trees and provided tree recommendations. He further noted that winter watering is schedule for October and January. Following discussion, the Board took no formal action.

**Flower Bed Renovation:** The Board reviewed a presentation from Mr. Leuteneter of Merrick & Company regarding conceptual options for the flower bed renovation project located at the corner of South Aurora Parkway and Smoky Hill Road. The Board provided comments on the design comments, and Mr. Leuteneter noted he will revise the concept and resubmit to the Board. The Board discussed advertising the project for bids in December, with construction to occur in Spring 2026.

**2026 Floral Program:** The Board entered into discussion with Mr. Flanagan of Sustainable Landscapes Colorado, LLC to discuss the 2026 floral program. Mr. Flanagan will prepare and submit a proposal with options for the Board's review.

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### **OTHER BUSINESS**

**Trash Can Proposal:** The Board reviewed the proposal from Landscape Forms for the purchase of fifteen (15) new trash cans and three (3) lids in the total amount of \$38,070.

Following discussion, upon motion duly made by Director Huntley, seconded by Director Pollard, and upon vote unanimously carried, the Board approved the proposal from Landscape Forms.

**Shade Sail Proposal:** The Board reviewed the proposal from Creative Canvass for the installation of two (2) shade sails in the total amount of \$8,325.

Following discussion, upon motion duly made by Director Liles, seconded by

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Director Pollard, and upon vote unanimously carried, the Board approved the proposal from Creative Canvass.

**Pest Control Services:** The Board reviewed the proposal from Animal & Pest Control Specialist, Inc. for pest control services in the total amount of \$775.

Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and unanimously carried, the proposal from Animal Control Specialist, Inc. was approved.

**Holiday Bows:** Director Huntley led a discussion with the Board regarding options for holiday bows.

Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and unanimously carried, the expenditure was approved in an amount not to exceed \$40,000.

### **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