

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SOUTHLANDS METROPOLITAN DISTRICT NO. 1 HELD OCTOBER 21, 2025

A Regular 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 21<sup>st</sup> day of October 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  
Michelle Huntley  
William Pollard  
Crystan Blanco

#### Also, In Attendance Were:

Ann Finn; Public Alliance LLC  
Clint Waldron, Esq.; WBA, PC  
Thuy Dam and Misty Raup; CliftonLarsonAllen LLP

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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 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.

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#### ADMINISTRATIVE MATTERS

Posting of Meeting Notice: Ms. Finn reported that notice of the meeting was duly posted.

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

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

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Director Liles, and upon vote unanimously carried, the agenda was approved as amended.

**Minutes:** The Board reviewed the Minutes of the August 19, 2025 and September 8, 2025 meetings.

Following discussion, upon motion duly made by Director Liles, seconded by Director Huntley, and upon vote unanimously carried, the minutes from the August 19, 2025 and September 8, 2025 meetings were approved.

### **PUBLIC COMMENTS**

There were no public comments.

### **CONSENT AGENDA**

The Board considered the following actions:

- Independent Contractor Agreement with YESCO LLC for Monument Lighting Services, in the amount of \$11,989.
- Proposal from Landscape Forms for a Plainwell Litter Bin, in the amount of \$39,592.80.
- Proposal from Creative Canvas for two shade sails, in the amount of \$8,325.
- Proposal from Animal & Pest Control Specialist, Inc. for Rabbit Mitigation, in the amount of \$1,800.
- Proposal from Keesen Landscape Management, Inc. for installation of a new irrigation mainline, in the amount of \$3,391.67.

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

### **FINANCIAL MATTERS**

**Payment of Claims:** The Board reviewed the payment of claims for the period August 12, 2025 through October 14, 2025, in the amount of \$208,837.74. Following discussion, upon motion duly made by Director Huntley, seconded by Director Pollard, and upon vote unanimously carried, the Board ratified approval of the payment of claims.

**Financial Statements:** Ms. Dam reviewed the unaudited financial statements for the period ending August 31, 2025 with the Board. Following review, upon motion duly made by Director Huntley, seconded by Director Liles, and upon vote unanimously carried, the Board accepted the unaudited financial statements.

**2026 Budget Workshop:** Ms. Dam reviewed the preliminary 2026 budget with the Board. Discussion was held, and no formal action was taken.

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**LEGAL MATTERS** **Election**: The Board discussed the upcoming November 4, 2025 election.

**OPERATIONS &  
MAINTENANCE**

**Review Proposals and Award Contract for Striping Services**: Director Pollard reviewed the bids for Striping Services with the Board. Following discussion, upon motion duly made by Director Huntley, seconded by Director Pollard, and upon vote unanimously carried, the Board approved the award of the contract to Alliance Commercial Maintenance and authorized legal counsel to prepare an addendum for the work.

**Proposal from Merrick & Company for Monument Landscape Renovation Project**: The Board reviewed a proposal from Merrick & Company for landscape architecture and administrative services related to the monument landscape renovation project, in the amount of \$14,500. Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and upon vote unanimously carried, the Board approved the proposal from Merrick & Company.

**Proposal from Elevation Holiday Lighting for Holiday Lighting**: Director Huntley reviewed with the Board a proposal from Elevation Holiday Lighting for a three-year contract for holiday lighting and a holiday tree. Following discussion, no action was taken.

**Independent Contractor Agreement with Alpine Artisan Studios LLC**: The Board considered ratification of the Independent Contractor Agreement with Alpine Artisan Studios LLC for Monument Sign Bow Refurbishment, in the amount of \$44,986,86.

Following discussion, upon motion duly made by Director Liles, seconded by Director Huntley, and upon vote unanimously carried, the Board ratified the Independent Contractor Agreement with Alpine Artisan Studios LLC.

**Proposal from Full Spectrum Lighting, Inc.**: The Board reviewed a proposal from Full Spectrum Lighting, Inc. for 2026 site lighting services. Ms. Finn noted there were no rate increases. Following discussion, upon motion duly made by Director Huntley, seconded by Director Pollard, and upon vote unanimously carried, the Board approved the proposal from Full Spectrum Lighting, Inc.

**Detention Pond Maintenance Work**: Ms. Finn discussed the detention pond maintenance proposal with the Board. Following discussion, no action was taken.

**Proposal from IMS Printing & Signs for Wayfinding Signage**: Director Huntley presented the revised proposal from IMS Printing & Signs for Wayfinding signs. Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and upon vote unanimously carried, the Board approved the proposal from IMS Printing & Signs, in the amount of \$19,460.

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**Proposal from Rocky Mountain Tree Care:** The Board reviewed a proposal from Rocky Mountain Tree Care, Inc. for 2026 Plant Health Care and Pruning, in the amount of \$78,840. Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and upon vote unanimously carried, the Board approved the proposal from Rocky Mountain Tree Care, Inc.

**Proposal from Keesen Landscape Management, Inc.:** The Board entered into discussion regarding a proposal from Keesen Landscape Management, Inc. for 2026 landscape and irrigation maintenance. Ms. Finn noted that Keesen is currently preparing the proposal.

**Proposal from Tendit Group for 2026 Street Sweeping:** The Board reviewed a proposal from Tendit Group for 2026 Street Sweeping services. Following discussion, upon motion duly made by Director Liles, seconded by Director Huntley, and upon vote unanimously carried, the Board approved the proposal in the amount of \$1,883 per month.

**2026 Event Permits:** Ms. Finn noted that a permit will be required for 2026 events held on District property. Ms. Finn will send Director Blanco the updated permit form.

**Aurora Water Variance Reports:** The Board reviewed the Aurora Water Variance Reports and discussed potential improvements to the irrigation system. No action was taken.

**OTHER BUSINESS** **Reimbursement Agreement:** Attorney Waldron discussed a potential settlement with Southlands Metropolitan District No. 2 pursuant to Intergovernmental Agreement concerning cost sharing of certain regional improvements. Following discussion, the Board requested that District No. 2 submit an offer.

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

Respectfully submitted,

Signed by:  
By Ann Finn  
Secretary for the Meeting