

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SOUTHLANDS METROPOLITAN DISTRICT NO. 1 HELD DECEMBER 2, 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 2nd day of December 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

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

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presented.

Minutes: The Board reviewed the Minutes of the October 21, 2025 meeting.

Following discussion, upon motion duly made by Director Huntley, seconded by Director Pollard, and upon vote unanimously carried, the minutes from the October 21, 2025 meeting were approved.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

The Board considered the following actions:

- Ratification of Approval of Proposal from Animal & Pest Control Specialist, Inc.
- Approval of Notice to Electors Pursuant to Section 32-1-809, C.R.S.
- Approval of Amended Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer

Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, 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 October 15, 2025 through November 25, 2025, in the amount of \$500,651.51. Following discussion, upon motion duly made by Director Huntley, seconded by Director Liles, 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 October 31, 2025 with the Board. Following review, upon motion duly made by Director Liles, seconded by Director Huntley, and upon vote unanimously carried, the Board accepted the unaudited financial statements.

2025 Budget Amendment: The Board determined that a public hearing on an amendment to the 2025 Budget was not required and no further action was taken on this matter.

2026 Budget: The public hearing on the proposed 2026 Budget was opened. Ms. Finn noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the public hearing was closed.

Following discussion, upon motion of Director Huntley, seconded by Director Liles,

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and upon vote unanimously carried, the Board approved the Resolution Adopting Budget, and Appropriating Sums of Money, and Certifying Mill Levies for Calendar Year 2026, certifying a general fund mill levy of 8.000 mills, a debt service fund (A-1) mill levy of 32.000 mills, and a debt service fund (A-2) mill levy of 2.000 mills, for a total aggregate mill levy of 42.000 mills.

2025 Audit: The Board reviewed the proposal from Dazzio & Associates, PC to perform the District's 2025 audit. Following review and discussion, upon motion of Director Liles, seconded by Director Pollard, the Board unanimously approved the proposal from Dazzio & Associates, PC to conduct the 2025 audit in the amount of \$6,900.

CliftonLarsonAllen LLP Statements of Work (SOW): Ms. Dam reviewed the Statements of Work from CliftonLarsonAllen LLP with the Board. Following discussion, upon a motion duly made by Director Liles, seconded by Director Huntley, and upon vote unanimously carried, and the Board approved the Statements of Work from CliftonLarsonAllen LLP.

CliftonLarsonAllen LLP Cash Access Memo: Ms. Dam reviewed the Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP with the Board. The Board discussed the memorandum and determined that no action was required at this time.

LEGAL MATTERS **2026 Annual Administrative Resolution and 2026 Regular Meetings:** The Board reviewed the 2026 Annual Administrative Resolution and discussed the business anticipated to be conducted in 2026.

Following discussion, upon a motion duly made by Director Huntley, seconded by Director Pollard, and upon vote unanimously carried, and the Board adopted the 2026 Annual Administrative Resolution and determined to hold regular meetings in 2026 in person at 9:30 a.m. on the third Tuesday of February, April, June, August, and October, and on the first Tuesday of December, as further set forth in the Resolution.

Southlands MD No. 2 Settlement: Attorney Waldron discussed the existing Intergovernmental Agreement with Southlands Metropolitan District No. 2. He noted as he has a conflict of interest, the District would need to engage separate legal counsel to advise the Board. Following discussion, the Board authorized a settlement providing for annual payments of \$125,000 for four (4) years, commencing in 2027..

District Management: The Board reviewed the proposed Independent Contractor Agreement with Public Alliance LLC for District management services. Following discussion, upon a motion duly made by Director Liles, seconded by Director Huntley, and upon vote unanimously carried, and the Board approved the Independent Contractor Agreement with Public Alliance LLC for District management services.

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Legal Counsel: The Board reviewed the WBA, PC engagement letter. Following discussion, upon a motion duly made by Director Liles, seconded by Director Huntley, and upon vote unanimously carried, and the Board approved the WBA, PC engagement letter.

OPERATIONS & MAINTENANCE

Holiday Lighting: The Board discussed the proposal from Elevation Holiday Lighting for a three-year contract for holiday lighting and a holiday tree. Following discussion, the Board deferred consideration of the proposal, and no action was taken on this matter.

Detention Pond Maintenance Work: The Board reviewed proposals from RTS Landscaping for detention pond maintenance, including Pond 950 trash and debris removal in the amount of \$3,673, Pond 950 revegetation in the amount of \$27,525, and Pond 950 riprap repair and headwall installation in the amount of \$12,650.

Following review and discussion, upon motion duly made by Director Huntley, seconded by Director Pollard, and upon vote unanimously carried, the Board approved the proposals from RTS Landscaping, subject to a pre-construction meeting regarding the revegetation and riprap repair work.

2026 Landscape and Irrigation Maintenance: The Board reviewed a proposal from Keesen Landscape Management, Inc. for 2026 landscape and irrigation maintenance.

Following discussion, upon motion duly made by Director Liles, seconded by Director Huntley, and upon vote unanimously carried, the Board approved the proposal from Keesen Landscape Management, Inc. for 2026 landscape and irrigation maintenance in the amount of \$207,205. Director Pollard noted that irrigation controller upgrades will need to be separately bid.

2026 Event Permits: The Board considered approval of a permit from M&J Wilkow for 2026 events held on District property. The Board discussed traffic issues during events, including whether traffic signals could be reprogrammed or traffic control officers could be engaged. Following discussion, the Board determined to defer consideration of the permit, and no action was taken on this matter.

OTHER BUSINESS

District Insurance: The Board discussed and reviewed the District's insurance, including the general liability and property schedule and limits, and considered authorization to bind coverage.

Following review and discussion, upon motion duly made by Director Huntley, seconded by Director Liles, and upon vote unanimously carried, the Board authorized that coverage be bound consistent with the schedule and limits as presented.

2026 Insurance Broker: The Board considered the continued engagement of

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Highstreet as the District's insurance broker for 2026. Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and upon vote unanimously carried, the Board approved the continued engagement of Highstreet as the District's insurance broker for 2026.

E. Smoky Hill Crosswalk: Director Liles noted that the crosswalk on E. Smoky Hill needs to be repainted. Ms. Finn will contact the City of Aurora regarding repainting the crosswalk.

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