

## RECORD OF PROCEEDINGS

---

### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SOUTHLANDS METROPOLITAN DISTRICT NO. 1 HELD JANUARY 26, 2026

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 26<sup>th</sup> day of January 2026, at 10:00 a.m. via teleconference. The meeting was open to the public.

---

#### **ATTENDANCE**

##### **Directors in Attendance Were:**

Martin Liles  
Michelle Huntley  
William Pollard  
Crystan Blanco (for a portion of the meeting)

##### **Also in Attendance Were:**

Ann Finn, Public Alliance LLC  
Mike Leutenker, Merrick (for a portion of the meeting)

---

#### **ADMINISTRATIVE MATTERS:**

**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.

---

**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 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.

---

## RECORD OF PROCEEDINGS

---

**PUBLIC COMMENT**

There were no public comments.

\_\_\_\_\_

**CONSENT AGENDA**

The Board considered the following actions:

- Ratification of the Independent Contractor Agreement with RTS Landscaping for 2026 Detention Pond Repair and Maintenance Services
- Ratification of RTS Landscaping Work Order No. 1
- Ratification of RTS Landscaping Work Order No. 2
- Ratification of RTS Landscaping Work Order No. 3

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.

\_\_\_\_\_

**OPERATIONS & MAINTENANCE**

**E. Smoky Hill Road Monument Bed Renovation Project:** Mr. Leutenker reviewed the landscape design plans and associated cost estimates with the Board. Following discussion, upon motion duly made by Director Huntley, seconded by Director Liles, and upon vote unanimously carried, the Board authorized Director Pollard to sign off on the final design plan and construction plans.

**2026 Floral Program:** The Board reviewed proposals from Sustainable Landscapes Colorado for the 2026 floral program, including fall floral installations, hanging baskets, flower beds, and containers. Following discussion, the Board requested additional information from Sustainable Landscapes Colorado. No action was taken at this time.

**2026 Common Area Cleaning Services:** Director Huntley reported that she is obtaining bids for common area cleaning services for the Board’s consideration at the February meeting.

\_\_\_\_\_

**OTHER BUSINESS**

There was no other business.

**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