

SOUTHLANDS METROPOLITAN DISTRICT NO. 1

7555 E. Hampden Avenue, Suite 501

Denver, Colorado 80231

Tel: 720-213-6621

<https://southlandsmd1.colorado.gov/>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Martin Liles	President	2027/May 2027
Michelle Huntley	Treasurer	2029/May 2029
William Pollard	Secretary	2029/May 2029
Crystan Blanco	Assistant Secretary	2027/May 2027
VACANT		2029/May 2029

DATE: April 21, 2026 (Tuesday)

TIME: 9:30 A.M.

LOCATION: Southlands Shopping Center
Management Office
6295 South Main Street, Suite 104
Aurora, Colorado 80016

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Confirm posting of meeting notices and Approve Agenda.

II. PUBLIC COMMENT

A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

A. Ratify Second Addendum to Independent Contractor Agreement with Keesen Landscape for breeze refresh work on Median Islands Nos. 6, 7, 8, 9 and 0-5 for \$5,446 and Smart Controller installation and programming for \$12,470 (enclosure).

B. Ratify Work Order No. 4 from RTS for concrete repair work at the detention pond for \$1,208 (enclosure).

C. Ratify approval of proposal from Align Concrete Lifting for deep foam injection and helical pier for \$8,300 (enclosure).

D. Ratify Independent Contractor Agreement with Elevation Lighting LLC for Banner Replacement Services for \$11,850 (enclosure).

- E. Ratify Independent Contractor Agreement with IMS Printing and Signs for Holiday Lighting Services for \$19,822.50 (enclosure).
- F. Ratify Independent Contractor Agreement with Animal & Pest Control Specialist Inc for \$165 per treatment (enclosure).

IV. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims for __ through __, in the amount of \$ (enclosed).

- B. Review and accept unaudited financial statements for the period ending __ (enclosed).

- C. Review and accept Reconciliation of 2025 General Operations Fees (enclosed).

V. LEGAL MATTERS

- A. Review and discuss Cooperation Agreement with Forest Trace Metropolitan District No. 2 (enclosure).

- B. Discuss Detention Pond Access Easement.

- C. Approve Updated WBA, PC Engagement Letter.

- D. Discuss Easement Agreement – Dewatering Wells (enclosures).

- E. Discuss Revision to Amended and Restated Policies and Procedures for Non-Commercial Expression at Southlands (to be distributed).

- F. Discuss process for contracting for services.

VI. OPERATIONS AND MAINTENANCE

- A. Review and approve proposal for tree replacements (enclosures).

- B. Discuss paving, concrete, crosswalk, and pothole repair work.

- C. Discuss status of proposals for striping roadways and parking spaces.
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VII. CAPITAL MATTERS

- A. Discuss the status of the 2026 E. Smoky Hill Flower Bed Renovation Project.
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VIII. OTHER BUSINESS

- A. _____

- IX. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 16, 2026.**