RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SOUTHLANDS METROPOLITAN DISTRICT NO. 1 HELD FEBRUARY 23, 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 23rd day of February 2026, at 9:30 a.m. via teleconference. 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

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.

Meeting Minutes: The Board reviewed the minutes of the December 2, 2025 and January 26, 2026 meetings. Following discussion, upon motion duly made by Director Liles, seconded by Director Huntley, and upon vote unanimously carried, the Board approved the meeting minutes.

PUBLIC COMMENT

There were no public comments.

FINANCIAL MATTERS

Claims Payable: The Board reviewed the payment of claims for November 26, 2025 through February 11, 2026, in the amount of $531,634.50. Following discussion, upon motion duly made by Director Liles, 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 with the Board for the period ending December 31, 2025. Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and upon vote unanimously carried, the Board accepted the unaudited financial statements.

LEGAL MATTERS

Detention Pond Access Easement: Attorney Waldron discussed the Detention Pond Access Easement with the Board. No action was taken at this time.

Project Area Lease: Attorney Waldron discussed the Project Area Lease with the Board and noted recommended changes. Following discussion, the Board authorized the changes.

OPERATIONS & MAINTENANCE

Water Analysis Report: The Board reviewed the Water Analysis Report and discussed upgrading the irrigation system. The Board noted that quotes are being obtained for upgrades to the irrigation system.

2026 Common Area Cleaning Services: The Board discussed 2026 common area cleaning services and noted that proposals are being obtained.

Monument Bed Renovation Project: The Board discussed the final design plan for the E. Smoky Hill Road monument bed renovation project. During discussion, Director Liles requested that the plant material be reduced by 15% and that edging be added to the final design.

2026 Floral Program: The Board discussed the design plan for the 2026 Floral Program. During discussion, the Board addressed concerns regarding hand watering and water waste.

Detention Pond: The Board discussed the status of the detention pond work. Ms. Finn reported that reseeding has been completed and pest control services have been performed. Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and upon vote unanimously carried, the Board ratified approval of revised Work Ordre No. 3 for two herbicide applications in the amount of $1,950.

2026 Fountain Maintenance: The Board considered approval of the proposal from Colorado Hardscapes for 2026 fountain maintenance in the amount of $14,920. Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and upon vote unanimously carried, the Board approved the proposal.

OTHER BUSINESS

2026 Permits: The Board discussed the status of 2026 permits. Director Blanco reported that she is finalizing the permit application.

Replacement Rocking Chairs: Director Huntly noted that the replacement rocking chairs have been received.

Potholes: Director Pollard reported that the potholes have been repaired and requested that a meeting be schedule with Aurora's Code Enforcement Officer.

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 William Pollard

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Secretary for the Meeting