RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SOUTHLANDS METROPOLITAN DISTRICT NO. 1 HELD APRIL 21, 2026

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 21st day of April 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 Regular 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.

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PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA

The Board considered the following actions:

- 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 programing for $12,470.
- Ratify Work Order No. 4 from RTS for concrete repair work at the detention pond for $1,208.
- Ratify approval of proposal from Align Concrete Lifting for deep foam injection and helical pier for $8,300.
- Ratify Independent Contractor Agreement with Elevation Lighting LLC for Banner Replacement Services for $11,850.
- Ratify Independent Contractor Agreement with IMS Printing and Signs for Holiday Lighting Services for $19,822.50.
- Ratify Independent Contractor Agreement with Animal & Pest Control Specialist Inc for $920.

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.

Reconciliation of 2025 General Operations Fees: Ms. Dam reviewed the 2025 General Operations Fees Reconciliation with the Board.

LEGAL MATTERS

Cooperation Agreement with Forest Trace Metropolitan District No. 2: Attorney Waldron discussed the Cooperation Agreement with the Board. No action was taken at this time.

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

Updated WBA, PC Engagement Letter: Deferred.

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Easement Agreement – Dewatering Wells: Deferred.

Amended and Restated Policies and Procedures for Non-Commercial Expression at Southlands: Deferred.

Process for Contracting for Service: Attorney Waldron and Ms. Finn discussed the procurement policy with the Board.

OPERATIONS & MAINTENANCE

Proposal for Tree Replacements: The Board discussed tree replacement proposal. proposals are being obtained. Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and upon vote unanimously carried, the Board approved Rocky Mountain Tree Care proposal in an amount not-to-exceed $17,890.

Paving, Concrete, Crosswalk, and Pothole Repair Work: Matter deferred.

Proposals for Striping Roadways and Parking Spaces: The Board discussed the proposals for striping roadways and parking spaces. Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and upon vote unanimously carried, the Board approved striping work for an amount not to exceed $17,000.

CAPITAL MATTERS

2026 E. Smoky Hill Flower Bed Renovation Project: The Board discussed the 2026 E. Smoky Hill Flower Bed Renovation Project. The work is under contract with an anticipated start date of May 1.

OTHER BUSINESS

Street Sweeping and Paving: The Board discussed street sweeping and paving. Following discussion, upon motion duly made by Director Liles, seconded by Director Pollard, and upon vote unanimously carried, the Board approved striping work for an amount not to exceed $75,000 annually. Ms. Finn reported that paving requests for proposals are underway.

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