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

Board of Directors	Office	Term/Expiration
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: June 16, 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 notice and approve Agenda.

____

C. Review and approve Minutes of the April 10, 2026 Special Meeting and April 21, 2026 Regular Meeting (enclosures).

____

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 approval of proposal from Keesen Landscape Management, Inc. for Hydretain application in the amount of $7,489.22 (enclosure).

B. Ratify approval of Work Order No. 1 with Keesen Landscape Management, Inc. for Top Dress beds in an amount not-to-exceed $13,792.84 (enclosure).

C. Ratify approval of Work Order No. 2 with Keesen Landscape Management, Inc. to remove upright junipers in the amount of $916.10 (enclosure)

D. Ratify approval of Work Order No. 3 with Keesen Landscape Management, Inc. to remove upright junipers in the amount of $4,627 (enclosure).

E. Ratify approval of Work Order No. 4 with Keesen Landscape Management, Inc. for Top Dress in the amount of $5,446.48 (enclosure).

F. Ratify approval of Work Order No. 5 with Keesen Landscape Management, Inc. for smart irrigation controllers in the amount of $12,470 (enclosure).

G. Ratify approval of Work Order No. 6 with Keesen Landscape Management, Inc. for installation of new Autumn Blaze Maple in the amount of $1,535.24 (enclosure)

H. Ratify approval of Work Order No. 7 with Keesen Landscape Management, Inc. for cobble, grasses, and mulch work in the amount of $11,755,98 (enclosure)

I. Ratify approval of Independent Contractor Agreement with Preston Property Services, LLC for street sweeping (enclosure).

J. Ratify approval of First Amendment to Independent Contractor Agreement with Integrative Environmental Systems LLC for common area maintenance services (enclosure).

K. Ratify approval of Independent Contractor Agreement with Integrative Environmental Systems LLC for porter services (enclosure).

L. Ratify approval of Work Order No. 1 with Rocky Mountain Tree Care for planting trees (enclosure).

M. Ratify approval of Project Documents with Keesen Landcape Management, Inc. for E. Smoky Hill Rd. Flower Bed Renovation (enclosure).

____

IV. FINANCIAL MATTERS

A. Review and ratify approval of the payment of claims for April 16, 2026 through June 11, 2026 in the amount of $422,062.25 (enclosure).

____

B. Review and accept unaudited financial statements for the period ending April 30, 2026 (enclosure).

____

C. Consider approval of draft 2025 Audit and approval of execution of Representations Letter (enclosure).

____

V. LEGAL MATTERS

A. Discuss status of Detention Pond Access Easement.

____

B. Consider approval of updated WBA, PC Engagement Letter.

____

C. Discuss Easement Agreement for Dewatering Wells (enclosures).

____

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

____

VI. OPERATIONS AND MAINTENANCE

A. Discuss paving, concrete, crosswalk, and pothole repair work.

____

B. Consider proposals for striping roadways and parking spaces (enclosures).

____

C. Discuss status of upgrading irrigation system to smart controllers.

____

D. Discuss status of floral program and hanging baskets.

____

E. Discuss bidding 2026-2027 snow removal services.

____

VII. CAPITAL MATTERS

A. Discuss the status of the 2026 E. Smoky Hill Flower Bed Renovation Project.

____

VIII. OTHER BUSINESS

A. ____

IX. ADJOURNMENT ***<u>THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 19, 2026.</u>***