

SOUTHLANDS METROPOLITAN DISTRICT NO. 1

7555 E. Hampden Avenue, Suite 501

Denver, Colorado 80231

Tel: 720-213-6621

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

NOTICE OF SPECIAL 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
<i>VACANT</i>		2029/May 2029

DATE: August 28, 2026 (Friday)

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 June 16, 2026 Regular Meeting (enclosure).

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.

IV. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims for June 12, 2026 through August 21, 2026 in the amount of \$413,023.32 (enclosure).
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- B. Review and accept unaudited financial statements for the period ending June 30, 2026 (enclosure).
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V. LEGAL MATTERS

- A. Discuss status of Detention Pond Access Easement (enclosure).
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- B. Discuss Easement Agreement for Dewatering Wells.
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- C. Discuss Revision to Amended and Restated Policies and Procedures for Non-Commercial Expression at Southlands (to be distributed).
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- D. Discuss offer from Southlands Metropolitan District No. 2 as it relates to the Intergovernmental Agreement between the Districts.
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- E. Executive Session for the purpose of conferencing with the District's Attorney and receiving legal advice on specific legal questions pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., relating to delinquent Account No. 35.
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1. Consider approval of action related to delinquent Account No. 35.
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- F. Update on Forest Trace Landscape Enhancement Project and Request for Participation.
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- G. Review and approve Access Easement with South Metro Water Supply Authority (to be distributed).
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- H. Ratify approval of Independent Contractor Agreement for Elevation Holiday Lighting for 2026-2027 holiday décor (enclosure).
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VI. OPERATIONS AND MAINTENANCE

- A. Discuss status of paving project (enclosures).
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- B. Discuss status of upgrading irrigation system to smart controllers and discuss cost sharing.
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- C. Discuss Pilot Program.
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- D. Discuss 2027 operation and maintenance services:

1. 2026-2027 Snow Removal Services.
 2. Landscape Maintenance Services.
 3. Floral Program.
 4. Security Services.
 5. Common Area Cleaning.
 6. Site Lighting.
 7. Striping Services.
 8. Irrigation (enclosure).
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VII. CAPITAL MATTERS

- A. _____

VIII. OTHER BUSINESS

- A. Discuss conducting a Budget Workshop.
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- IX. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 20, 2026.**