RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SOUTHLANDS METROPOLITAN DISTRICT NO. 1 HELD JUNE 16, 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 16th day of June 2026, at 9:30 a.m. at 6295 South Main Street, Suite 104, Aurora, Colorado. 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 C. Waldron, Esq.; WBA, PC
Thuy Dam and Misty Raup; 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 Huntley, seconded by Director Liles, and upon vote unanimously carried, the agenda was approved as amended.

Meeting Minutes: The Board reviewed the Minutes of the April 10, 2026 Special Meeting and the April 21, 2026 Regular Meeting. Following discussion, upon motion duly made by Director Pollard, seconded by Director Huntley, and upon vote unanimously carried, the Board approved the Meeting Minutes.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA

The Board considered the following actions:

A. Proposal from Keesen Landscape Management, Inc. for Hydretain application in the amount of $7,489.22.
B. Work Order No. 1 with Keesen Landscape Management, Inc. for top dress beds in an amount not to exceed $13,792.84.
C. Work Order No. 2 with Keesen Landscape Management, Inc. to remove upright junipers in the amount of $916.10.
D. Work Order No. 3 with Keesen Landscape Management, Inc. to remove upright junipers in the amount of $4,627.00.
E. Work Order No. 4 with Keesen Landscape Management, Inc. for top dress in the amount of $5,446.48.
F. Work Order No. 5 with Keesen Landscape Management, Inc. for smart irrigation controllers in the amount of $12,470.00.
G. Work Order No. 6 with Keesen Landscape Management, Inc. for installation of new Autumn Blaze Maple in the amount of $1,535.24.
H. Work Order No. 7 with Keesen Landscape Management, Inc. for cobble, grasses, and mulch work in the amount of $11,755.98.
I. Independent Contractor Agreement with Preston Property Services, LLC for street sweeping.
J. First Amendment to Independent Contractor Agreement with Integrative Environmental Systems LLC for common area maintenance services.
K. Independent Contractor Agreement with Integrative Environmental Systems LLC for porter services.
L. Work Order No. 1 with Rocky Mountain Tree Care for planting trees.
M. Project Documents with Keesen Landscape Management, Inc. for E. Smoky Hill Road Flower Bed Renovation.

Upon motion duly made by Director Liles, seconded by Director Huntley, and upon vote unanimously carried, the Board ratified all items on the Consent Agenda as listed above.

FINANCIAL MATTERS

Payment of Claims: The Board reviewed the payment of claims for April 16, 2026 through June 11, 2026, in the amount of $422,062.25. 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.

Unaudited Financial Statements: Ms. Raup reviewed the unaudited financial

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statements with the Board for the period ending April 30, 2026. Following discussion, upon motion duly made by Director Huntley, seconded by Director Liles, and upon vote unanimously carried, the Board accepted the unaudited financial statements, as presented.

2025 Audit and Representation Letter: Ms. Dam presented the draft 2025 Audit. Upon motion duly made by Director Huntley, seconded by Director Pollard, and upon vote unanimously carried, the Board accepted the draft 2025 Audit and authorized execution of the Representation Letter, subject to receipt of an unmodified opinion letter and legal review.

LEGAL MATTERS

Detention Pond Access Easement: The Board received an update on the status of the Detention Pond Access Easement. The matter remains ongoing. No action was taken.

WBA, PC Engagement: The Board reviewed the Engagement Letter with WBA, PC for legal counsel representation. Mr. Waldron stated that as he is not independent as to the engagement, the Board is advised to have separate legal counsel review the engagement letter. The Board declined to engage separate legal counsel to review the letter. Following discussion, upon motion duly made by Director Liles, seconded by Director Huntley, and upon vote unanimously carried, the Board approved the updated engagement letter with WBA, PC.

Easement Agreement – Dewatering Wells: The Board discussed the Easement Agreement for Dewatering Wells. Director Huntley indicated she would follow up with the Board regarding current requirements. No action was taken.

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

OPERATIONS & MAINTENANCE

Paving, Concrete, Crosswalk, and Pothole Repair: Director Pollard reported that he is in the process of obtaining bids for paving repairs. No action was taken.

Striping of Roadways and Parking Spaces: The Board reviewed proposals for striping roadways and parking spaces. Following discussion, upon motion duly made by Director Pollard, seconded by Director Huntley, and upon vote unanimously carried, the Board awarded a contract to Martinson Snow Removal, Inc. for roadway and parking space striping in the amount of $16,872.50.

Irrigation System Smart Controller Agreement: Director Pollard reported that an additional controller needs to be added to the quote. No action was taken.

Floral Program and Hanging Baskets: Director Pollard reported that flowers have been planted and hanging baskets have been installed. No action was taken.

2026-2027 Snow Removal Services: Ms. Finn reported that bids will need to be obtained for the upcoming snow removal season. No action was taken.

Street Signs Agreement: The Board reviewed an agreement with Integrated Marketing Solutions, Inc. for street signs in the amount of $19,822.50. Following discussion, upon motion duly made by Director Huntley, seconded by Director Pollard, and upon vote unanimously carried, the Board ratified approval of the agreement.

New Banners: Director Huntley reported that she is in the process of obtaining bids for new banners. No action was taken.

Holiday Décor Contract: Director Huntley reported that she is working on a new contract for holiday décor. No action was taken.

Xcel Energy Irrigation Accounts: Ms. Finn reported that three Xcel Energy irrigation accounts will be transferred to the City of Aurora. No action was taken.

CAPITAL MATTERS

2026 E. Smoky Hill Flower Bed Renovation Project: Director Pollard reported that punch list items for the 2026 E. Smoky Hill Road Flower Bed Renovation Project have been completed. Ms. Finn indicated that a Notice of Final Payment will be published.

OTHER BUSINESS

The Board discussed damage to the streetlight and umbrella fountain. No action was taken.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned. The next regular meeting is scheduled for August 18, 2026.

Respectfully submitted,

Signed by:

By William Pollard

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Secretary for the Meeting