

SOUTHLANDS METROPOLITAN DISTRICT NO. 1

7555 E. Hampden Avenue, Suite 501

Denver, Colorado 80231

Tel: 720-213-6621

<https://southlandsmid1.colorado.gov/>

NOTICE OF REGULAR 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
VACANT		2029/May 2029

DATE: October 20, 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 August 28, 2026 Special 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. Ratify approval of 2026 Audit engagement letter (enclosure).

- B. Ratify approval of Independent Contractor Agreement with Aztec Consultants for Easement Legal Descriptions (to be distributed).
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- C. Approval of Independent Contractor Agreement with Diversified Underground for Utility Locate Services (to be distributed).
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IV. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims for August 22, 2026 through October 12, 2026 in the amount of \$822,351.72 (enclosure).
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- B. Review and accept unaudited financial statements for the period ending August 31, 2026 (enclosure).
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V. LEGAL MATTERS

- A. Discuss status of Easement Agreement for Dewatering Wells.
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- B. Review and consider approval of Revision to Amended and Restated Policies and Procedures for Non-Commercial Expression at Southlands (to be distributed).
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VI. OPERATIONS AND MAINTENANCE

- A. Discuss status of upgrading irrigation system to smart controllers and discuss cost sharing.
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- B. Discuss 2027 operation and maintenance services:

1. 2026-2027 Snow Removal Services: Review bids, award contract and approve ICA (enclosures).
2. Landscape Maintenance Services: Review and consider approval of 2027 Landscape Maintenance Agreement renewal with Keesen Landscape Management, Inc. (enclosure).
3. Site Lighting: Review and consider approval of a 2027 proposal with Full Spectrum Lighting for site lighting services (to be distributed).
4. Tree Care Services: Review and consider approval of a 2027 proposal with Rocky Mountain Tree Care Services for tree care services (to be distributed).

5. Discuss 2027 Floral Program.
 6. Discuss Street Sweeping Services.
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VII. CAPITAL MATTERS

- A. Discuss capital improvements for 2027.
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VIII. OTHER BUSINESS

- A. Conduct 2027 Budget Workshop (enclosure).
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- IX. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR
DECEMBER 1, 2026 ~ BUDGET HEARING.**