

SOUTHLANDS METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: (303) 987-0835
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NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expires</u>
Jeff Nemec	President	2018/May 2018
Kevin McGlynn	Vice President	2020/May 2020
Robin Boileau	Treasurer	2018/May 2018
Joyce Rocha	Secretary	2020/May 2020
VACANT		2018/May 2016

DATE: **October 24, 2017**
TIME: 9:00 A.M.
PLACE: Southlands Shopping Center
 Management Office
 6155 S. Main Street, #260
 Aurora, CO 80016

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda.

C. Review and approve Minutes of the September 19, 2017 Special Meeting (enclosure).

II. PUBLIC COMMENTS

A. _____

III. PRESENTATION FROM CONTRACTORS FOR SITE LIGHTING SERVICES

A. Chris Frank with Colorado Lighting, Inc.

B. Derrick Campbell with Yesco.

- C. Ray Brien with Denver Lighting Electric.
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IV FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims for the period ending October 24, 2017, as follows (to be distributed):

Fund	Period Ending Oct. 24, 2017
General	\$
Debt Service	\$
Capital Projects	\$
Total Claims	\$

- B. Review cash position statement and operations fees report dated October 17, 2017 (enclosure).
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- C. Review correspondence from Barnes Griggs & Associates, P.C. regarding performing the 2017 audit (enclosure).
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- D. Consider engagement of Dazzio & Associates, P.C. to perform the 2017 audit for an amount not to exceed \$5,500 (enclosure).
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- E. Conduct 2018 Budget Workshop (draft budget 2018 – to be distributed).
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IV. LEGAL MATTERS

- A. Discuss status of debt restructuring (enclosures).
- Schedule of Events.
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- Financial Plan.
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- B. Discuss status of refund from RoadTech Manufacturing for standard parking stops (enclosure)
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- C. Ratify approval of Estoppel Certificate (enclosure).
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- D. Discuss Notice of Claim.
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V. CAPITAL IMPROVEMENT

- A. Discuss status of the Sidewalk Renovation Project:
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VI. OPERATIONS AND MAINTENANCE

- A. Discuss status of proposals and/or approve Independent Contractor Agreements for 2018 Operation and Maintenance Services:
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- 1. Landscape maintenance services (to be distributed).
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- 2. Security (to be distributed).
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- 3. Site lighting (to be distributed).
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- 4. Street sweeping services (enclosure).
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- 5. Pest control (to be distributed).
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- 6. Property maintenance services (enclosure).
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- 7. Property management services (enclosure).
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B. Discuss snow removal services along the east side of South Aurora Parkway.

C. Maintenance Report (Northwood Retail, LLC):

1. Discuss status of sealcoating the District's streets by PLM Asphalt & Concrete, Inc.

a. Consider approval of additional sealant in the amount of \$50,750 to be allocated between the District and Northwood Retail, LLC. (enclosure).

2. _____

D. Consider approval of contract addendum between the District and DaVinci Sign Systems, Inc. in the amount of \$6,122.00 (enclosure).

VII. OTHER MATTERS

A. _____

VIII. ADJOURNMENT **THE NEXT MEETING IS SCHEDULED FOR
DECEMBER 5, 2017 – BUDGET HEARING.**