

# SOUTHLANDS METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: (303) 987-0835  
Fax: (303) 987-2032

## NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expires</u>
Kevin McGlynn	President	2020/May 2020
Joyce Rocha	Secretary	2020/May 2020
Michael Sandhoff	Treasurer	2020/May 2022
<b>VACANT</b>		2022/May 2020
<b>VACANT</b>		2022/May 2020

DATE: December 4, 2018  
TIME: 10:00 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 11, 2018 Special Meeting, September 26, 2018 Special Meeting, and October 17, 2018 Special Work Session (enclosures).

---

D. Consider appointment(s) to the Board of Directors.

---

E. Consider approval of an Amended and Restated 2018 Annual Administrative Resolution and 2019 Annual Administrative Resolution (enclosures).

---

1. Discuss regular meeting dates for 2019.

---

F. Discuss §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification (posted in 2018 on the SDA Website).

---

II. PUBLIC COMMENTS

- 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 FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims for the period ending as follows (enclosure):

Fund	Period Ending Nov. 27, 2018
General	\$ 222,401.29
Debt Service	\$ -0-
Capital Projects	\$ -0-
<b>Total Claims</b>	<b>\$ 222,401.29</b>

---

- B. Review and accept unaudited financial statements for the period ending September 30, 2018 and accept Cash Position Schedule, dated September 30, 2018, updated November 19, 2018 and Operations Fee Report (enclosures).
- 

- C. Consider engagement of Dazzio & Associates, Inc. for preparation of 2018 Audit in the amount of \$4,500 (enclosure).
- 

- D. Conduct Public Hearing to consider Amendment to 2018 Budget and consider adoption of Resolution to Amend the 2018 Budget and Appropriate Expenditures, if necessary (to be distributed).
- 

- E. Conduct Public Hearing on the proposed 2019 Budget and consider adoption of Resolution to Adopt the 2019 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund \_\_\_\_\_, Debt Service Fund \_\_\_\_\_, and Other Fund(s) \_\_\_\_\_ for a total mill levy of \_\_\_\_\_ (enclosures – Preliminary Assessed Valuations and Resolutions) (draft 2019 Budget - to be distributed under separate email).
- 

- F. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
-

IV. LEGAL MATTERS

- A. Discuss and review correspondence to Ridgeline, CM, LLC from litigation counsel (enclosure).
- 

- B. Discuss status of Letter Agreement and Retainer from Pronghorn Valley Development (enclosure).
- 

1. Review Report from Felsburg Holt & Ullevig (enclosure).
- 

- C. Consider Approval of Engagement Letter with White Bear Ankele Tanaka & Waldron for Legal Services (enclosure).
- 

- D. Consider Approval of Resolution Adopting Personal Data Privacy Policy, 2018-12-\_\_ (to be distributed).
- 

- E. Consider Termination of Intergovernmental Agreement between the District and Southlands Metropolitan District No. 2 Prepared by Special Counsel –Spencer Fane LLP (enclosure).
- 

- F. Discuss permits and establishing fees for use of public facilities.
- 

V. CAPITAL IMPROVEMENT

- A. Discuss request from M & J Wilkow concerning capital contributions (enclosure).
- 

VI. OPERATIONS AND MAINTENANCE

- A. Review cost estimates for water reduction within the District:

1. Irrigation Controllers (Phase I proposal enclosed - \$135,120).
- 

2. Turf reduction in medians (proposal enclosed - \$162,530).
- 

3. Turf reduction near Office Depot (proposal enclosed - \$55,770).

- 
- B. Property Maintenance Report (M & J Wilkow):
1. Ratify approval of Contract Addendum with Western Proscapes, Inc. for Fall Floral Program in an amount not-to-exceed \$50,000 (enclosure).

---

  2. Discuss detention pond maintenance.

---

  3. Discuss status of tree trimming.

---

  4. Consider approval of proposal from Slaton Bros. Inc. for retaining wall repair work for the estimated amount of \$65,000 (enclosure).

---

  5. Ratify approval of holiday bow repair work for an amount of \$3,162.00.

---
- B. Discuss and consider approval of 2019 Operation & Maintenance Contracts:
1. Landscape Maintenance (to be distributed)

---

  2. Street Sweeping (enclosure).

---

  3. Floral Program (to be distributed).

---

  4. Security Services (to be distributed).

---

  5. Site Lighting (enclosure).

---

  6. Common Area Cleaning (enclosure).

---

  7. Locate Services (enclosure).

---

  8. Property Management Services (to be distributed).

---

9. General Maintenance Service.

---

- a. Discuss bid opening.
- 

VII. OTHER MATTERS

- A. Discuss scheduling a Special Board Meeting to award contracts.
- 

VIII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2018**