

SOUTHLANDS METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: (303) 987-0835
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NOTICE OF REGULAR 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	2016/May 2016
Robin Boileau	Treasurer	2018/May 2018
Joyce Rocha	Secretary	2016/May 2016
VACANT		2018/May 2016

DATE: June 2, 2015
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 the Minutes of the March 3, 2015 Regular Meeting (enclosure).

II. 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.

- Proposal for the creation of flower beds at Main Street and State Street from Metco Landscape, Inc. for the amount of \$1,300.00 (enclosure).
- Sod Replacement Proposal from Metco Landscape, Inc. for the amount of \$2,710.00 (enclosure).
- Independent Contractor Agreement with ASAP Asphalt & Concrete, Inc. for ADA Access Ramps for the amount of \$3,985.00 (enclosure).
- Independent Contractor Agreement with Colorado Hardscapes, Inc. for Foundation Repair Work for the amount of \$12,200.00 (enclosure).

- 2015 Special Events Permit from NWSL Town Center, LLC (enclosure).
 - Independent Contractor Agreement with MR/WESTCO, Inc. for streetlight painting for the amount of \$9,408.00 (enclosure).
 - Proposal from MR/WESTCO, Inc. for pedestrian light pole painting for the amount of \$3,149.00 (enclosure).
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III. PUBLIC COMMENTS

A. _____

IV. FINANCIAL MATTERS

A. Review and ratify approval of the payment of claims through the periods ending March 17, 2015, totaling \$518,481.01, March 18, 2015, totaling \$56,757.07, April 21, 2015, totaling \$109,532.06, May 18, 2015, totaling \$157,543.16 (enclosures).

B. Review and accept unaudited financial statements for the period ending March 31, 2015, cash position statement and the operations fees report (to be distributed).

1. Discuss preliminary Assessed Valuation.

C. Review and approve the 2014 Audit and authorize execution of execution of Representations Letter (enclosures).

V. LEGAL MATTERS

A. Discuss License Agreement between the District and Kay Jewelers for the installation of bollards on District Property.

B. Ratify Annual Report to the City of Aurora for 2014 (enclosure).

C. Discuss possible reimbursement of costs related to Smoky Hill Road Improvements.

- D. Discuss and consider approval of Assignment of License Agreement (Landscaping and Sign) between Public Service Company of Colorado and Southlands Colorado, LLC to the District.
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VI. OPERATIONS

- A. Consider approval of Independent Contractor Agreement between the District and YESCO, LLC for 2015 Pole and Fixture Replacements for the amount of \$16,450.88 (enclosure).
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- B. Property Management Report:
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1. Discuss creating a website for the District.
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2. Other.
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- C. Maintenance Report (Northwest Retail, LLC.):
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1. Review and consider approval of proposals for sidewalk repair work (to be distributed).
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2. Review and consider approval of proposals for striping streets and crosswalks (to be distributed).
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3. Review and consider approval of proposal from Downtown Decorations, Inc. for holiday decorations for the amount of \$32,838.00 (enclosure).
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4. Other.
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VII. ADJOURNMENT

**THE NEXT REGULAR MEETING IS SCHEDULED FOR
SEPTEMBER 1, 2015.**