

**SOUTHLANDS METROPOLITAN DISTRICT NO. 1**

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

**NOTICE OF SPECIAL MEETING AND AGENDA**

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expires</u>
Martin Liles	President	2022/May 2020
Kevin McGlynn	Vice President	2020/May 2020
Michael Sandhoff	Treasurer	2022/May 2022
Joyce Rocha	Secretary	2020/May 2020
April Elliott	Assistant Secretary	2022/May 2020

**DATE:**        **March 26, 2019**

**TIME:**        **11:00 A.M.**

**PLACE:**        Southlands Shopping Center  
                         Management Office  
                         6155 South Main Street, Suite 260  
                         Aurora, Colorado 80016

**I.        ADMINISTRATIVE MATTERS**

**A.        Present Disclosures of Potential Conflicts of Interest.**

\_\_\_\_\_

**B.        Approve Agenda.**

\_\_\_\_\_

**C.        Review and approve Minutes of the February 12, 2019 Regular Meeting and  
                         March 12, 2019 Work Session (enclosures).**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**D.        Discuss District sponsored events for 2019.**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 (enclosures):

Fund	Period Ending Feb. 22, 2019	Period Ending March 4, 2019
General	\$ 187,948.14	\$ 10,991.00
Debt Service	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-
<b>Total Claims</b>	<b>\$ 187,948.14</b>	<b>\$ 10,991.00</b>

---

---

---

- B. Review and accept unaudited financial statements for the period ending December 31, 2018, Schedule of Cash Position dated March 4, 2019, and Operations Fee Report (enclosures).

---

---

---

1. Review Reconciliation (enclosure).

---

---

---

- C.

---

---

---

IV. LEGAL MATTERS

- A. Discuss status of litigation with Ridgeline, CM, LLC.

---

---

---

- B. Discuss status of negotiations with Pronghorn Valley Development for cost sharing of maintenance expenses for roadways (to be distributed).

---

---

---

- C. Discuss status of the Temporary Construction Easement (Pulling Site) with Public Service Company of Colorado.

---

---

---

- D. Discuss the “No-Build” Easement for Tract A, Filing No. 22.

---

---

---

- E. Discuss encroachments on District owned property (enclosure).

---

---

---

- F. Adopt a Resolution Establishing Construction Permit Fees and form Permit (enclosure).

---

---

---

- 1. Discuss meeting with Comcast regarding work to be performed on District property and permit fee.

- ---

---

- G. Adopt a First Amendment to 2019 Annual Administrative Resolution (enclosure).

---

---

---

- H. Review and approve form Work Order for use with Independent Contractor Agreement (enclosure).

---

---

---

- I. Review and approve Short Form Contractor Agreement (enclosure).

---

---

---

V. OPERATIONS AND MAINTENANCE

- A. Maintenance Report (M & J Wilkow).

---

---

---

- B. Discuss the status of the Planter Renovation Project (enclosures).

---

---

---

- C. Review and consider approval of proposal from R50K for erosion control work at Detention Pond 950 (enclosure).

---

---

---

- D. Review and consider approval of a proposal from Metco Landscape, LLC for irrigation modifications to replace netafim with micro-jets (to be distributed).

---

---

---

- E. Review and consider approval of a proposal from Metco Landscape, LLC for detention pond clean-up work (to be distributed).

---

---

---

VI. CAPITAL IMPROVEMENTS

- A. Discuss status of walk-through with contractors concerning warranty work for the Sidewalk Renovation Project.

---

---

---

B. Discuss status of the Capital Improvement Plan.

---

---

---

C. Discuss status of the 2018 Medians Project.

---

---

---

VII. OTHER MATTERS

A.

---

---

---

VIII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR  
APRIL 16, 2019.**