

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SOUTHLANDS METROPOLITAN DISTRICT NO. 2 HELD AUGUST 11, 2025

A Special Meeting of the Board of Directors (referred to hereafter as “Board”) of the Southlands Metropolitan District No. 2 (referred to hereafter as “District”) was convened on Monday, the 11<sup>th</sup> day of August, 2025, at 3:00 p.m., via Zoom Meeting. The meeting was open to the public.

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#### **ATTENDANCE**

##### **Directors In Attendance Were:**

Kathy Barela  
Meredith Fish

##### **Also In Attendance Were:**

Ann E. Finn; Public Alliance LLC

Erin Stutz, Esq.; White Bear Ankele Tanaka & Waldron P.C.

Thuy Dam and CJ Cook; CliftonLarsonAllen, LLP

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#### **DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST**

**Disclosure of Potential Conflicts of Interest:** Ms. Finn noted that a quorum was present. Attorney Stutz reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Attorney Stutz inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

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#### **ADMINISTRATIVE MATTERS**

**Agenda:** Ms. Finn distributed for the Board’s review and approval a proposed Agenda for the District’s Special Meeting.

Following discussion, upon motion duly made by Director Fish, seconded by Director Barela and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

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**Meeting Location/Manner and Posting of Meeting Notice:** The District Board meeting was held via Zoom.

Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or any requests that the telephonic manner of the meeting be changed by electors within the District boundaries have been received.

**Minutes:** The Board reviewed the minutes of the June 12, 2025 Regular Meeting.

Following discussion, upon motion duly made by Director Fish, seconded by Director Barela, and upon vote, unanimously carried, the Board approved the minutes of the June 12, 2025 Regular Meeting.

**Appointment of Officer:** Ms. Finn noted that Lisa Jay Scott is interested in serving on the Board but was unable to attend today's Board meeting.

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**PUBLIC COMMENTS** There were no public comments at this time.

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**CONSENT AGENDA** The Board considered the following actions:

- Ratify Second Addendum to the Independent Contractor Agreement with Keesen Landscape Management Inc. for the Orchard Road Plant Bed Renovation Project.
- Ratify First Amendment to the Independent Contractor Agreement with Keesen Landscape Management Inc. for Plant Replacements and Mulch for Three Islands and the Playground.
- Ratify First Addendum to the Independent Contractor Agreement with Full Spectrum Lighting for 2025 Rates.
- Ratify Omnibus Certificate of the District with Respect to the Issuance of Bonds by SARIA.
- Ratify filing of 2024 Annual Report to the City of Aurora.

Following discussion, upon motion duly made by Director Fish, seconded by Director Barela and, upon vote, unanimously carried, the Board approved and ratified approval of the Consent Agenda items.

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### **FINANCIAL MATTERS**

**Payment of Claims:** The Board's review the payment of claims for the period from June 7, 2025 through August 6, 2025, in the amount of \$104,322.85.

Following discussion and review, upon a motion duly made by Director Barela, seconded by Director Fish and, upon vote unanimously carried, the Board approved the payment of

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claims as presented.

**2026 Budget Process:** The Board discussed the 2026 budget process and determined that a budget workshop is not needed.

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### **LEGAL MATTERS**

**November 4, 2025 Election:** Attorney Stutz discussed new legislation regarding the 5.25% limit on property tax revenue. Following discussion, upon motion duly made by Director Fish, seconded by Director Barela, and upon vote unanimously carried, the Board adopted a Resolution Calling for a November 4, 2025 Election.

**Intergovernmental Agreement with Southlands Metropolitan District No. 1:** Attorney Stutz and Ms. Dam provided background information concerning an Intergovernmental Agreement dated June 30, 2004 regarding the cost sharing of the construction of capital improvements between the District and Southlands Metropolitan District No. 1. No action was taken by the Board at this time.

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### **CAPITAL IMPROVEMENTS**

There were no Capital Improvements matters to discuss at this time.

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### **OPERATIONS AND MAINTENANCE MATTERS**

**Discuss Plant Replacements, Mulch Installation, Graffiti Removal, Damaged Playground Equipment and Orchard Road Plant Bed:** Ms. Finn reported the plant replacements and mulch installation have been completed, the graffiti has been removed and Keesen Landscape Management Inc. is currently working on irrigation repairs. She also noted the renovation of the Orchard Road plant bed is expected to be completed this week and she will inspect the work prior to approving payment.

Ms. Finn also reported that the tube slide has been damaged and presented a proposal from Playground Safety Solutions for its replacement in the amount of \$2,200. Following discussion, upon motion duly made by Director Fish, seconded by Director Barela and, upon vote unanimously carried, the Board approved the proposal from Playground Safety Solutions to repair the slide.

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### **OTHER BUSINESS**

**Murphy Creek Trail:** Attorney Stutz noted construction has started on the extension of the Murphy Creek Trail.

**Vacant Lot:** Director Barela noted there is a lot of trash on the vacant lot. She inquired whether the owner has been contacted about selling the property to the District. Attorney Stutz reported that her office has reached out to the owner but has not received a response.

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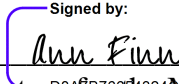
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### ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Fish, seconded by Director Barela and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By:  Signed by:  
Secretary for the Meeting