

# SOUTHLANDS METROPOLITAN DISTRICT NO. 1

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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	2016/May 2016
Robin Boileau	Treasurer	2018/May 2018
Joyce Rocha	Secretary	2016/May 2016
<b>VACANT</b>		2018/May 2016

**DATE:**        **October 29, 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.

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B.        Approve Agenda.

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C.        Review and approve the Minutes of the September 29, 2015 Special Meeting (enclosure).

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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.

1.

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III. PUBLIC COMMENTS

A. \_\_\_\_\_

IV. FINANCIAL MATTERS

A. Discuss possible bank loan and status of Request for Proposals and Amendment to Service Plan (enclosure).  
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B. Review and ratify approval of the payment of claims through the period ending October 22, 2015, totaling \$163,399.58, (enclosure).  
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C. Review and accept unaudited financial statements for the period ending September 30, 2015, cash position statement and the operations fees report (to be distributed).  
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D. Work Session on the 2016 Budget (to be distributed).  
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V. LEGAL MATTERS

A. Discuss status of Easement Agreement with Wal-Mart for landscaping and monument maintenance.  
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B. Consider approval of an Amended and Restated Resolution Imposing a General Operations Fee (to be distributed).  
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VI. CAPITAL

A. Discuss status of Sidewalk Replacement Project.  
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VII. OPERATIONS

A. Property Management Report:  
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1. Review proposals and consider approval of Independent Contractor Agreements for 2016 Maintenance Services:

a. Site Lighting Services (enclosure).

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b. Common Area Cleaning (Millard Mall Services, Inc. - enclosure).

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c. Security Services (Securitas, Inc. – revised proposal enclosed).

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d. Street Sweeping Services (to be distributed).

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e. General Maintenance Services (Northwood Retail - enclosure).

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f. Property Management Services (SDMS, Inc. – enclosure).

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g. Landscape/Floral Services/Tree Care (enclosures).

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h. Pest Control (to be distributed).

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2. Discuss damage to the District’s irrigation system on E. Smoky Hill Road (invoices enclosed - \$3,513.00 / 59 hours).

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B. Maintenance Report (Northwest Retail, LLC.):

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1. Discuss upcoming holiday season (events, ice rink and lighting).

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VIII. OTHER BUSINESS

A. \_\_\_\_\_

IX. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR  
DECEMBER 1, 2015.**