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

Board of Directors	Office	Term/Expires
Jeff Nemec	President	2018/May 2018
Kevin McGlynn	Vice President	2020/May 2020
Robin Boileau	Treasurer	2018/May 2018
Joyce Rocha	Secretary	2020/May 2020
VACANT		2018/May 2016

DATE: ***August 8, 2017***
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.

II. PUBLIC COMMENTS

A. _____

III FINANCIAL MATTERS

A. Review and ratify approval of the payment of claims for the periods ending as follows (enclosures):

Fund	Period Ending June 26, 2017	Period Ending July 26 2017
General	$ 110,049.49	$ 201,735.70
Debt Service	$ -0-	$ -0-
Capital Projects	$ 624,218.30	$ 914,691.82
Total Claims	**$ 734,267.79**	**$1,116,427.52**

B. Review and accept unaudited financial statements for the period ending June 30, 2017, cash position statement and operations fees report (to be distributed).

IV. LEGAL MATTERS

A. Discuss status of debt restructuring (enclosures).

B. Consider approval of Access and Maintenance Easement Agreement (Plaza) (enclosure).

V. CAPITAL IMPROVEMENT

A. Discuss status of the Sidewalk Renovation Project:

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1. Review Construction Budget dated July 11, 2017 (draft - enclosure).

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2. Ratify approval of Contract Agreement for concrete replacement between the District and PLM Asphalt & Concrete, Inc. for the amount of $57,922.50 (enclosure).

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3. Ratify approval of Contract Agreement for structural design of the landscape walls between the District and Apex Engineers, Inc. (enclosure).

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4. Consider approval of Contract Agreement for decking at the Plaza Stage between the District and Cortright Craftmanship for the amount of $25,515.00 (enclosure).

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5. Consider approval of Change Order No. 3 to YESCO for the amount of $21,583.58 (enclosure).

6. Consider approval of Change Order No. 1 to Andraos Construction LLC for the amount of $1,016 (to be distributed).

7. Ratify approval of Contract with Recreation Plus, Ltd. for concert stage retrofit for the amount of $16,250 (proposal – enclosure).

8. Consider approval of proposal from Da Vinci Sign Systems, Inc. for installation of lettering on new monument for the amount of $4,444.31 (enclosure).

VI. OPERATIONS AND MAINTENANCE

A. Property Maintenance Report (SDMS):

1. Discuss detention pond maintenance work (JPL).

2. _____

B. Consider approval of proposal from Da Vinci Sign Systems, Inc. for replacement of lettering on the Main Street monument sign for the amount of $6,122.00 (enclosure).

C. Ratify approval of Independent Contractor Agreement between the District and Donald H. Godi & Associates for tree evaluation and replacement plan for the amount of $26,600.00 (enclosure).

D. Ratify approval of Contract Agreement for light pole painting between the District and Preferred Painting, Inc. for the amount of $58,400.00 (enclosure).

E. Consider approval of proposals from Western Proscapes, Inc. for landscape installation for the planters for the amounts of $10,870 and $99,200 (enclosures).

F. Maintenance Report (Northwood Retail, LLC):

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1. Discuss status of sealcoating the District's streets by PLM Asphalt & Concrete, Inc.

VII. OTHER MATTERS

A. Discuss status of creation of a Common Consumption Area.

VIII. ADJOURNMENT ***THE NEXT MEETING IS SCHEDULED FOR SEPTEMBER 12, 2017.***