

**NOTICE OF REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF  
SOUTHSHORE METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors (the “**Board**”) of the Southshore Metropolitan District (the “**District**”), City of Aurora, Arapahoe County, Colorado, has been scheduled for 6:00 p.m. on Tuesday, December 10, 2024, via Zoom:

<https://us02web.zoom.us/j/83642455537>

Or join by phone:

(719) 359-4580

Webinar ID: 836 4245 5537

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Ryan Zent, President	May 2027
Kevin Stadler, Vice President/Secretary/Treasurer	May 2027
Jeffrey Bergeon, Vice President/Assistant Secretary/Treasurer	May 2027
Kevin Chan, Vice President/Assistant Secretary/Treasurer	May 2025
Colette Palmer, Vice President/Assistant Secretary/Treasurer	May 2025

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**AGENDA**

1. Disclosures of any potential conflicts of interest.
2. Consideration of Agenda.
3. Accountant’s Report.
  - (a) Review of October 31, 2024 unaudited financial statements and claims payable.
4. District Committees.
  - (a) Approve and/or ratify appointment of Committee members, if necessary.
  - (b) Finance Committee Report and Consent Agenda recommendations.
  - (c) Facilities Committee Report and Consent Agenda recommendations.
  - (d) Landscape Committee Report and Consent Agenda recommendations.
  - (e) Communications Committee Report and Consent Agenda recommendations.
    - (i) Update on community survey.
5. Consent Agenda.
  - (a) November 12, 2024 Regular Meeting Minutes
  - (b) December 5, 2024 Special Meeting Minutes

- (c) Management Trust Report and Expenditures, Action Items:
  - (i) Approval of Facilities Rental Agreement
  - (ii) Approval of Vandre Electric & Refrigeration proposal – troubleshoot banquet room lighting circuit in the amount of \$520
  - (iii) Approval of Vandre Electric & Refrigeration proposal – troubleshoot in ground lighting in the amount of \$520
  - (iv) Approval of PumpMan proposal – maintenance of Pond C irrigation station in the amount of \$3,462.92
  - (v) Consideration and/or approval of Window World proposal – replacement of damaged windows in the amount of \$4,157.29
  - (vi) Consideration and/or approval of Renewal by Andersen proposal – replacement of damaged windows in the amount of \$11,056

- (d) Cox Landscaping Report and Expenditures, Action Items
  - (i) Approval of Cox Landscaping proposal – dead trees and plants in the amount of \$22,200.
  - (ii) Approval of Cox Landscaping proposal – installation of annuals in the amount of \$8,060
  - (iii) Approval of Cox Landscaping proposal – installation of annuals in the amount of \$5,860
  - (iv) Approval of Cox Landscaping proposal – addition of planter boxes in the amount of \$7,340
  - (v) Approval of Cox Landscaping proposal – planting and transplanting of annuals in the amount of \$13,780
  - (vi) Approval of Cox Landscaping proposal – tree planting and stump removal in the amount of \$1,850

- (e) Metropolitan District Public Safety Group Report and Expenditures, Action Items (if necessary)

- 6. Updates and decision items:
  - (a) Review and ratify reimbursement for homeowner water damage.
  - (b) Consider approval of Pool Usage Agreement with swim team
  - (c) Review and consider approval of Facilities Rental Agreement.
  - (d) Discuss District force pooling options and consider possible engagement of special counsel.
  - (e) JR Engineering Report and Expenditures, Action Items:
    - (i) Pond Maintenance Update.
    - (ii) Underdrain maintenance construction update.
- 7. Legal Report, Action Items:
  - (a) Discuss District website compliance and consider hiring contractor.
  - (b) Discuss 2025 meeting dates.
- 8. Other Contracts for Approval, if necessary.



I hereby certify that a copy of the foregoing Notice of Regular Meeting of Southshore Metropolitan District was, by me personally, posted on the District's website at least 24 hours prior to the meeting.

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I hereby certify that a copy of the foregoing Notice of Regular Meeting of Southshore Metropolitan District was, by me personally, posted on the front doors of the Lighthouse and Lakehouse at least 24 hours prior to the meeting.

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I hereby certify that a copy of the foregoing Notice of Regular Meeting of Southshore Metropolitan District was, by me personally, sent to the City of Aurora City Clerk for posting on their bulletin board at least three days prior to the meeting.

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