

**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 Wednesday, July 9, 2025, via Zoom:

<https://zoom.us/j/83363595443>

Or join by phone:

(719) 359-4580

Meeting ID: 833 6359 5443

One tap mobile: +17193594580,,83363595443#

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 2029
Nancy Wurzman, Vice President/Assistant Secretary/Treasurer	May 2029

AGENDA

1. Disclosures of any potential conflicts of interest.
2. Consideration of Agenda.
3. Accountant’s Report.
 - (a) Review unaudited financial statements and claims payable (enclosures).
 - (b) Status update for 2024 Audit.
4. District Committees.
 - (a) Approve and/or ratify appointments 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.
Communications Committee Report and Consent Agenda recommendations.
5. Consent Agenda.
 - (a) Approve June 11, 2025 Regular Meeting Minutes (enclosure).
 - (b) Public Alliance Report and Expenditures, Action Items
 - (c) Management Trust Report and Expenditures, Action Items
 - (i) General Manager Report
 - (ii) Lifestyle Director Report
 - (iii) Facilities Manager Report

- a) Ratify approval of proposal from Fusion Sign and Design for replacement banners, in the amount of \$7,224 (enclosure).
 - b) Ratify homeowner reimbursement for audio equipment in the amount of \$309.10.
 - c) Ratify purchase of audio equipment by, in an amount not to exceed \$3,500.
 - d) Ratify approval of Alcohol Policy.
 - e) Ratify approval of additional lifeguard from 12:30 p.m. to 5:30 p.m., for an amount not to exceed \$8,500.
 - f) Consider approval of proposal from Blingle Premier Lighting to update the Gemstone Power Kits and Hubs for both the Lighthouse and Lakeview properties, in the amount of \$1,267 (enclosure).
 - g) Consider approval of proposal from DCPS Asphalt & Concrete for striping and painting of parking lots, in the amount of \$2,200 (enclosure).
 - h) Consider approval of proposal from MHTT Equipment Technicians to replace treadmill drive motor, in the amount of \$1,257.30 (enclosure).
 - i) Consider approval of proposal from Texacraft for Oasis Sling replacements, in the amount of \$1,141 (enclosure).
 - j) Review Notice of Violation from City of Aurora Neighborhood Support Division for landscaping (enclosure).
- (d) Cintas Fire Protection Report and Expenditures, Action Items
- (i) Quarterly Water-Based Fire Protection Systems Inspection (enclosure).
 - (ii) Consider approval of proposal from Cintas Fire Protection for fire sprinkler system inspection and maintenance, in the amount of \$4337 (enclosure).
 - (iii) Consider approval of proposal from Cintas Fire Protection for troubleshooting the notification service, in the amount of \$705 (enclosure).
- (e) Cox Landscaping Report and Expenditures, Action Items
- (i) Consider approval of proposal 44934 from Cox Professional Landscape Services LLC for planting of a 3" Chanticleer Pear tree, in the amount of \$1,450 (enclosure).
 - (ii) Consider approval of proposal 44935 from Cox Professional Landscape Services LLC for cottonwood root grinding, in the amount of \$600 (enclosure).
 - (iii) Consider approval of proposal 44921 from Cox Professional Landscape Services LLC for planting of a 3" Chanticleer Pear tree, in the amount of \$1,450 (enclosure).

- (iv) Consider approval of proposal 44897 from Cox Professional Landscape Services LLC for pruning of trees, in the amount of \$2,340 (enclosure).
 - (v) Consider approval of proposal 44843 from Cox Professional Landscape Services LLC for replacement of the damaged dog station trash can, in the amount of \$300 (enclosure).
- (f) Metropolitan District Public Safety Group Report and Expenditures, Action Items.
- 6. Updates and decision items:
 - (a) Discuss District force pooling options and consider possible engagement of special counsel.
 - (b) Review and consider approval of modifications to insurance coverages.
 - (c) Review and consider approval of proposal from The Management Association IT Department for a new tablet for the tech team and front desk staff during peak hours, in the amount of \$1,937.16 (enclosure).
 - (d) Discuss staffing adjustments and staffing budget projections with The Management Trust (enclosure).
 - (e) Updates from Front Range Recreation regarding swimming pool operations.
- 7. Legal Report, Action Items:
- 8. Other Contracts for Approval:
 - (a) Discuss Lakehouse storage room and proposal for shelving in the amount of \$3,647 (enclosure).
- 9. Public Comment. *Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three minutes per person and the public comment portion of this meeting will not exceed 30 minutes. The Board is not required to respond to or discuss public comments. No action will be taken at this Meeting on public comments unless on this Agenda.*
- 10. Executive Session under Section 24-6-402(4)(b), C.R.S., to confer with District Counsel to obtain legal advice regarding District code of conduct and related matters.
- 11. Possible action on matters discussed in Executive Session.
- 12. Any other matter that may come before the Board.

This meeting is open to the public.

SOUTHSHORE METROPOLITAN DISTRICT

By /s/ Ryan Zent
Ryan Zent, President