

**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 6:30 p.m. on Wednesday, March 12, 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#

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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 unaudited financial statements and claims payable (to be distributed).
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.
5. Consent Agenda.
  - (a) February 12, 2025 Regular Meeting Minutes (enclosure).
  - (b) Public Alliance Report and Expenditures, Action Items
    - (i) Consider the engagement of TCW Risk Management as Insurance Agents for the District’s insurance.

- (c) Management Trust Report and Expenditures, Action Items
  - (i) General Manager Report (enclosure)
  - (ii) Lifestyle Director Report (enclosure)
  - (iii) Facilities Manager (to be distributed)
  - (iv) Ratify approval of proposal from Oyster Digital LLC to replace the lighthouse project bulb, in the amount of \$562.29 (enclosure).
  - (v) Ratify approval of proposal from Oyster Digital LLC for additional work, in the amount of \$1,635.29 (enclosure).
  - (vi) Ratify approval of proposal from Colorado Pond and Lake, LLC for pond stocking, in an amount not to exceed \$5,000 (enclosure).
  - (vii) Review and consider approval of purchase of Adirondack chairs (to be distributed).
- (d) Cox Landscaping Report and Expenditures, Action Items (enclosure)
  - (i) Ratify approval of proposal 43045 from Cox Professional Landscape Services LLC to remove dead plant material, tree stakes and wired, in the amount of \$22,200 (enclosure).
  - (ii) Consider approval of proposal 44212 from Cox Professional Landscape Services LLC for rock area 7, in the amount of \$17,740 (enclosure).
  - (iii) Consider approval of proposal 44213 from Cox Professional Landscape Services LLC for rock area 8, in the amount of \$21,430 (enclosure).
  - (iv) Consider approval of proposal 43675 from Cox Professional Landscape Services LLC for 2025 Annual Pond Maintenance, in the amount of \$79,860 (enclosure).
  - (v) Consider approval of proposal 44333 from Cox Professional Landscape Services LLC for 2025 Planting – Senac Trail plant, in the amount of \$16,830 (enclosure).
- (e) Metropolitan District Public Safety Group Report and Expenditures, Action Items.
  - (i) Consider Lighthouse Mobile Wallet Keycard Proposal from Security Central for two pool gates, front door, and fitness hall center in the amount of \$4,949.77 plus \$200 monthly charge (enclosure).
  - (ii) Consider Lighthouse Mobile Wallet Keycard Proposal from Security Central to replace existing readers in the amount of \$6,187.21 (enclosure).
  - (iii) Consider Lighthouse Camera Additions Proposal from Security Central in the amount of \$3,736.51 plus \$17 monthly charge (enclosures).

6. Updates and decision items:

- (a) Discuss District force pooling options and consider possible engagement of special counsel.

- (b) JR Engineering Report and Expenditures, Action Items:
    - (i) Review and consider approval of Pond Maintenance Contract with Consolidated Divisions, Inc. dba CDI and Construction Administration, Oversight, and Inspection Agreement with JR Engineering (enclosures).
    - (ii) Underdrain maintenance construction update.
  - (c) Review and consider approval of purchase of a 2025 Ford Maverick pickup truck (enclosure).
  - (d) Review and consider approval of proposals for facilities space utilization.
  - (e) Discuss Facilities Assessment Report.
  - (f) Review and consider approval of proposal from Custom Fence & Supply Inc. for the installation of Ameristar Montage Plus Majestic 3-rail Style Ornamental Steel Fence, in the amount of \$1,990 (enclosure).
  - (g) Review and consider approval of proposal from SmartStop for a 10' x 20' storage unit, in the amount of \$196 per month (enclosure).
  - (h) Discuss Dog Park improvements (enclosure).
  - (i) Discuss and consider approval of the 2025 staffing and compensation plan.
  - (j) Review and consider approval of the Restated and Management Retainer Agreement between the District and The Management Trust (enclosure).
  - (k) Review and consider approval of proposal from Vandre Electric & Refrigeration Co. to install outlet for game room projector, in the amount of \$875 (enclosure).
7. Legal Report, Action Items:
- (a) Discuss status of May 6, 2025 Regular Election.
  - (b) Discuss District website compliance and consider hiring contractor (enclosure).
8. Other Contracts for Approval, if necessary.
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 agreement with Management Trust and regarding District revenues, including transfer fees and system development fees.
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

I hereby certify that a copy of the foregoing Notice of Special 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 Special 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 Special 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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