

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

NOTICE IS HEREBY GIVEN that a special 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, May 14, 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 |

AGENDA

1. Disclosures of any potential conflicts of interest.
2. Consideration of Agenda.
3. May 2025 election.
 - (a) Discuss election results.
 - (b) Acknowledgement of filing of Oaths of Office for newly elected Directors.
 - (c) Elect officers.
4. Accountant’s Report.
 - (a) Review unaudited financial statements and claims payable (enclosures).
 - (b) Update on 2024 Audit.
5. 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.

- (e) Communications Committee Report and Consent Agenda recommendations.
6. Consent Agenda.
- (a) April 9, 2025 Regular Meeting Minutes (enclosure).
 - (b) Approve Revised Facilities Committee Charter (enclosure)
 - (c) Public Alliance Report (enclosure) and Expenditures, Action Items
 - (i) Ratify Contact Form from Colorado Special Districts Property and Liability Pool naming AJ Beckman as District contact (enclosure)
 - (ii) Ratify proposal from JR Engineering to run a camera through the system.
 - (d) Management Trust Report and Expenditures, Action Items
 - (i) General Manager Report (enclosure)
 - (ii) Lifestyle Director Report (enclosure)
 - (iii) Facilities Manager Report (enclosure)
 - (iv) Review and consider approval of proposal from Cintas Corporation for fire sprinkler system maintenance, in the amount of \$4,337 (enclosure).
 - (v) Ratify approval of proposal from Thoutt Bros. Concrete Contractors Inc. for concrete work, in the amount of \$62,206 (enclosure).
 - (vi) Ratify approval of proposal from Fusion Signs and Design for _____ banners, in the amount of \$ _____ (enclosure).
 - (vii) Consider approval of Revised Pool Waiver (enclosure).
 - (viii) Consider approval of proposal from Klein Computer Consultants LLC d/b/a Oyster Digital LLC for the conference room AV installation, in the amount of \$25,361.29 (enclosure).
 - (ix) Consider approval of proposal from Denver Desks, Inc. for the installation of conference table, in the amount of \$1,645.98 (enclosure).
 - (x) Consider approval of proposal from RTC Restoration & Renovation for installation of deck and railing, in the amount of \$111,058.19 (enclosure).
 - (xi) Consider approval of proposal from RTC Restoration & Renovation for deck repair work, in the amount of \$10,661.47 (enclosure).
 - (xii) Consider approval of proposal from Hulala Home for fourteen (14) Johannes Task Office Chairs, in the amount of \$2,659.86 (enclosure).
 - (xiii) Consider approval of proposal from Colorado Water Systems to replace four (4) gaskets on the meter, in the amount of \$950 (enclosure).
 - (e) Cox Landscaping Report and Expenditures, Action Items (enclosure)

- (f) Metropolitan District Public Safety Group Report and Expenditures, Action Items.
 - (i) Consider approval of solar lighting for monuments (enclosure)
 - (ii) Ratify Proposal for Fence Installation at pump station in the amount of \$18,500.
- 7. Updates and decision items:
 - (a) Discuss District force pooling options and consider possible engagement of special counsel.
 - (b) Discuss modifications to insurance coverages
 - (c) Review and consider approval of proposal to repurpose second-floor library room into a boardroom (enclosure).
 - (d) Review and consider approval of Function Overview and the Staffing Model from The Management Trust (enclosures).
 - (e) Discuss and consider approval of Canva accounts.
- 8. Legal Report, Action Items:
- 9. Other Contracts for Approval, if necessary.
- 10. 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.*
- 11. Executive Session under Section 24-6-402(4)(b), C.R.S., to confer with District Counsel to obtain legal advice.
- 12. Possible action on matters discussed in Executive Session.
- 13. 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.

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.

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.
