

**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, April 21, 2026, via Zoom:

<https://zoom.us/j/82115860072>

Or join by phone:

(719) 359-4580

Meeting ID: 821 1586 0072

One tap mobile: +17193594580,,82115860072#

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 of audit
4. Consent Agenda.
 - (a) Approve March 17, 2026 Regular Meeting Minutes (enclosure).
 - (b) Public Alliance, Action Items.
 - (c) Management Trust, Action Items:
 - (i) General, Action Items:
 - (ii) Lifestyle, Action Items
 - a) Approval of the purchase of dumbbells weighing from 20 pounds to 30 pounds, in an amount not to exceed \$2,000 (enclosure).
 - b) Approval of purchase of ski exercise machine in an amount not to exceed \$3,000 (enclosure).
 - (iii) Facilities, Action Items:
 - (a) Approval of proposal from STP Concrete for concrete repair work, in the amount of \$4,195 (enclosure).

SOUTHSHORE METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

March 31, 2026

Southshore Metropolitan District
Balance Sheet - Governmental Funds
For the Period Ending March 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Assets				
Current Assets				
First Bank Checking	602,249	-	175,791	778,040
Colostrust	3,051,758	1,258,245	-	4,310,003
UMB	-	3,267,553	-	3,267,553
Receivable from County Treasurer	159,234	131,341	-	290,575
Total Assets	<u>3,813,241</u>	<u>4,657,139</u>	<u>175,791</u>	<u>8,646,171</u>
Liabilities				
Accounts Payable	145,140	-	-	145,140
Total Liabilities	<u>145,140</u>	<u>-</u>	<u>-</u>	<u>145,140</u>
Fund Balances	3,668,101	4,657,139	175,791	8,501,031
Total Liabilities and Fund Balances	<u>3,813,241</u>	<u>4,657,139</u>	<u>175,791</u>	<u>8,646,171</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balance - governmental funds have been omitted.

Southshore Metropolitan District
General Fund Statement of Revenues, Expenditures, and Changes in
Fund Balances - Budget and Actual
For the Period Ending March 31, 2026

	Annual Budget	Actual	Variance
Revenues			
Property Taxes	3,402,849	1,644,784	(1,758,065)
Specific Ownership Taxes	411,670	86,317	(325,353)
Facility Rentals	20,000	9,858	(10,142)
Miscellaneous - SSHA	1,000	-	(1,000)
Interest Income	80,000	21,193	(58,807)
Total Revenues	3,915,519	1,762,152	(2,153,367)
Expenditures			
General and Administrative			
Administrative	100,000	12,581	87,419
Landscaping & Maintenance	870,000	289,355	580,645
Landscaping Maintenance Contract	530,000	132,321	397,679
Repairs and Maintenance/Fencing	70,000	39,114	30,886
Facilities & Pool Operations	1,386,000	336,326	1,049,674
Safety & Security	155,000	20,796	134,204
Utilities	212,100	20,639	191,461
Insurance	150,000	104,284	45,716
Legal	60,000	11,526	48,474
Accounting & Audit	100,000	14,000	86,000
Capital Replacements:			
Capital Equipment	-	-	-
Furniture, Fixtures, & Equipment	20,000	42,127	(22,127)
Lakehouse Interior Enhancements	100,000	-	100,000
Lakehouse Deck & Railings	-	-	-
Lakehouse Pool Improvements	80,000	-	80,000
City Required Improvements	100,000	-	-
Ridge Line Trail and Dog Park	-	-	-
Underdrain/Stormwater Management	-	-	-
Safety & Security Enhancements	-	-	-
Architect & Engineering	20,000	4,546	15,454
Treasurer's Fees	51,090	24,672	26,418
Reserves for Asset Replacement	2,954,375	-	2,954,375
Emergency Reserve (3%)	123,900	-	123,900
Total Expenditures	7,082,465	1,052,287	6,030,178
Excess (Deficiency) of Revenues over Expenditures	(3,166,946)	709,866	3,876,812
Beginning Fund Balance	3,166,946	2,958,235	(208,711)
Ending Fund Balance	\$ -	\$ 3,668,101	\$ 3,668,101

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balance - governmental funds have been omitted.

Southshore Metropolitan District
Debt Service Fund Statement of Revenues, Expenditures, and Changes in
Fund Balances - Budget and Actual
For the Period Ending March 31, 2026

	Annual Budget	Actual	Variance
Revenues			
Property Taxes	3,518,661	1,700,763	(1,817,898)
Interest Income	80,000	35,712	(44,288)
Total Revenues	<u>3,598,661</u>	<u>1,736,475</u>	<u>(1,862,186)</u>
Expenditures			
Bond principal - Series 2020 A-1	1,320,000	-	1,320,000
Bond interest - Series 2020 A-1	505,562	-	505,562
Bond principal - Series 2020 A-2	-	-	-
Bond interest - Series 2020 A-2	511,200	-	511,200
Bond principal - Series 2020 B	570,000	-	570,000
Bond interest - Series 2020 B	753,794	37,500	716,294
Treasurer's Fees	52,827	25,511	27,316
Trustee / Paying Agent Fees	10,000	-	10,000
Total Expenditures	<u>3,723,383</u>	<u>63,011</u>	<u>3,660,372</u>
Excess (Deficiency) of Revenues over Expenditures	(124,722)	1,673,464	1,798,186
Beginning Fund Balance	3,032,111	2,983,675	(48,436)
Ending Fund Balance	<u>\$ 2,907,389</u>	<u>\$ 4,657,139</u>	<u>\$ 1,749,750</u>

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Southshore Metropolitan District
Capital Projects Fund Statement of Revenues, Expenditures, and Changes in
Fund Balances - Budget and Actual
For the Period Ending March 31, 2026

	Annual Budget	Actual	Variance
Revenues			
Reimbursements from Other Governments	-	-	-
Interest Income	5,000	-	(5,000)
Total Revenues	<u>5,000</u>	<u>-</u>	<u>(5,000)</u>
Expenditures			
Capital Outlay	180,799	-	180,799
Transfer to General Fund	-	-	-
Transfer to Debt Service Fund	-	-	-
Total Expenditures	<u>180,799</u>	<u>-</u>	<u>180,799</u>
Excess (Deficiency) of Revenues over Expenditures	(175,799)	-	175,799
Beginning Fund Balance	175,799	175,791	(8)
Ending Fund Balance	<u>\$ -</u>	<u>\$ 175,791</u>	<u>\$ 175,791</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balance - governmental funds have been omitted.

Southshore Metropolitan District

Payment of Claims Report

For the Period Beginning March 13, 2026 and Ending April 16, 2026

Bill Date	Vendor Name	Invoice #	Line Description	Amount
03/10/26	American Mechanical Services Of Denver Llc	1474573	HVAC Preventive Maintenance	\$ 556.00
02/28/26	Benjamin Garritson dba Elation Entertainment	132602	Monday Entertainment 02.02.26 and 02.16.26	400.00
03/31/26	Benjamin Garritson dba Elation Entertainment	1326023	Monday Entertainment 03.02.26 and 03.16.26	450.00
03/02/26	Brian Terra	INV-000008	Monthly Draft Line Cleaning	100.00
04/07/26	Brian Terra	INV-000009	Monthly Draft Line Cleaning	100.00
03/13/26	Cintas Corporation No 2	5323632704	First Aid Cabinet Organized and Stocked - Lighthouse	445.58
03/16/26	Cintas Corporation No 2	0D51752946	Annual Alarm System Inspection - Lakehouse	1,706.91
03/20/26	Cintas Corporation No 2	0D51754235	Inspection for Dry and Wet Sprinkler Systems - Lakehouse	1,397.89
03/20/26	Cintas Corporation No 2	0D51754236	Inspection for Dry and Wet Sprinkler Systems - Lighthouse	957.89
03/20/26	Cintas Corporation No 2	0D51754237	Backflow Inspection, Testing, and Report to City - Lighthouse	684.95
Multiple	City of Aurora	Multiple	Water	1,236.50
03/31/26	Cockrel Ela Glesne Greher & Ruhland PC	8004.001 03.26	General Legal Services 03.26	1,887.00
10/23/25	Cox Professional Landscape Services LLC	45505	Install New Irrigation System 10.23.25	2,310.10
04/01/26	Cox Professional Landscape Services LLC	45827	Commercial Maintenance Contract	44,107.00
04/01/26	Cox Professional Landscape Services LLC	45873	Pond Maintenance	6,640.00
03/05/26	Cox Professional Landscape Services LLC	45882	Irrigation System Repairs 3.05.26	1,111.60
03/07/26	Cox Professional Landscape Services LLC	45886	Snow Removal 3.06.26 - 3.07.26	10,840.00
03/09/26	Cox Professional Landscape Services LLC	45907	Irrigation System Repairs 3.09.26	1,004.28
03/10/26	Cox Professional Landscape Services LLC	45917	Irrigation System Repairs 3.10.26	1,002.60
03/12/26	Cox Professional Landscape Services LLC	45926	Irrigation System Repairs 3.12.26	924.00
03/11/26	Cox Professional Landscape Services LLC	45928	Irrigation System Repairs 3.11.26	449.00
03/19/26	Cox Professional Landscape Services LLC	45940	Irrigation System Repairs 3.18.26	1,076.70
03/20/26	Cox Professional Landscape Services LLC	45946	Irrigation System Repairs 3.20.26	882.90
03/23/26	Cox Professional Landscape Services LLC	45951	Irrigation System Repairs 03.23.26	702.78
03/25/26	Cox Professional Landscape Services LLC	45953	Irrigation System Repairs 03.25.26	680.00
03/24/26	Cox Professional Landscape Services LLC	45956	Irrigation System Repairs 03.24.26	680.00
02/28/26	Cox Professional Landscape Services LLC	45966	Feb 2026 Dog Waste Station Bags and Maintenance	3,101.50
03/26/26	Cox Professional Landscape Services LLC	45976	Irrigation System Repairs 03.26.26	917.50
03/31/26	Cox Professional Landscape Services LLC	46000	Dog Waste Station Bags and Maintenance March 2026	3,813.50
05/01/26	Cox Professional Landscape Services LLC	45288 DEP	Annual Flowers	13,617.50
03/18/26	Cox Professional Landscape Services LLC	45304 DEP	Spinnaker Dry River Drain	20,818.00

03/09/26	Cox Professional Landscape Services LLC	45305 DEP	Sidewalk Drain - North Spinnaker	2,744.00
03/31/26	Cox Professional Landscape Services LLC	45541 DEP	Lakehouse Bed Rehab	22,135.00
03/16/26	Cox Professional Landscape Services LLC	45542 FINAL	Mulch Replacement	52,350.00
03/30/26	Cox Professional Landscape Services LLC	45817 DEP	Filter Maintenance	1,839.00
03/20/26	Custom Flag Company Inc	16732	Quarterly Service Call to change out flags - Lighthouse	614.00
04/07/26	Cuz n Kuz LLC	INV-000217	Beer - 2 Kegs	210.00
04/01/26	EditCo LLC dba Tide Cleaners Kwik Cleaners	RA37355-040126	Laundry Services	420.18
04/01/26	Elevator Technicians LLC	3513R	Quarterly Elevator Maintenance - Lakehouse	167.00
02/26/26	Front Range Recreation Inc	15958	3-Way Actuating Valve and Heater Motor - Lighthouse	3,880.22
03/13/26	Front Range Recreation Inc	15987	Project to Fill Gutter	15,217.65
03/31/26	Front Range Recreation Inc	15998	Principle Electric - Install VFD Controllers for Circulation Pumps	7,978.00
04/01/26	Front Range Recreation Inc	16033	Management Contract - 1st Installment	18,950.00
03/16/26	Genesis Floor Care of Colorado LLC	2714	Janitorial and Porter Svcs 03.01.26 to 03.15.26	3,337.42
04/01/26	Genesis Floor Care of Colorado LLC	2729	Janitorial and Porter Svcs 03.16.26 to 03.31.26	3,393.42
03/11/26	Heritage Landscape Supply Group Inc dba CPS Distrib	25503660	Irrigation Supplies	54,032.54
03/27/26	Jason K Cline	142754	Group Fitness @ Lighthouse and Strength @ Lakehouse	580.00
03/30/26	Jennifer Cornthwaite	33026	Event supplies and snacks	259.15
01/13/26	Kerwin Plumbing & Heating Inc	43829589	Installation of 3 setting diverter - Lighthouse	595.00
04/03/26	Kerwin Plumbing & Heating Inc	44894550	Install new washer box - Lakehouse	2,550.00
04/02/26	Kerwin Plumbing & Heating Inc	44898646	Install new cartridge on diverter in women's shower - Lakehouse	525.00
03/31/26	LAURA FIELDING	33126	Barre and Strength Classes	360.00
03/24/26	Laura M Bilyeu dba Line Dance 'Til You Can't	5679	Line Dance Instruction	250.00
03/08/26	Lindsay Ryan	100146	Yoga Classes	150.00
03/01/26	Metropolitan District Public Safety Group	1980	Southshore Security Services	6,995.00
04/01/26	Metropolitan District Public Safety Group	1989	Southshore Security Services	6,750.00
03/22/26	MHTT.co	303065	Replace cable on Multi-Functional Trainer and Shoulder Press	419.00
02/28/26	Norris Design Inc	01-110743	Project 0473-01-4321 Monument Water Feature Reno	270.00
04/08/26	Plush Grass Inc	460	Turf Installation	8,866.80
04/01/26	ProSec Integration LLC	10627	Service Call for Elevator Alarm	267.00
02/28/26	Public Alliance LLC	2185	Accounting Services	5,260.00
02/28/26	Public Alliance LLC	2185	District Management	2,545.00
03/31/26	Public Alliance LLC	2277	Accounting Services	2,720.00
03/31/26	Public Alliance LLC	2277	District Management	1,599.00
04/01/26	Pye-Barker Fire & Safety LLC	8133389	Lakehouse Fire Monitoring 04.01.26 - 06.30.26	204.45
03/02/26	ROCKY MOUNTAIN BOTTLED WATER	1173848	5 Gal Purified Water x 4 - Lakehouse	43.82
02/28/26	ROCKY MOUNTAIN BOTTLED WATER	1176016	Cook and Cold Cooler Rent x 1 - Lighthouse	5.95
03/03/26	ROCKY MOUNTAIN BOTTLED WATER	1177795	5 Gal Purified Water x 30 - Lighthouse	293.90
03/05/26	ROCKY MOUNTAIN BOTTLED WATER	1178981	5 Gal Purified Water x 15 - Lighthouse	160.26
03/16/26	ROCKY MOUNTAIN BOTTLED WATER	1184028	5 Gal Purified Water x 9 - Lighthouse	89.22

03/16/26	ROCKY MOUNTAIN BOTTLED WATER	1184031	5 Gal Purified Water x 4 - Lakehouse	43.82
03/25/26	ROCKY MOUNTAIN BOTTLED WATER	1191198	Cook and Cold Cooler Rent x 3 - Lakehouse	17.85
03/25/26	ROCKY MOUNTAIN BOTTLED WATER	1191324	Cook and Cold Cooler Rent x 2 - Lighthouse	11.90
03/30/26	ROCKY MOUNTAIN BOTTLED WATER	1193885	5 Gal Purified Water x 7 - Lighthouse	71.06
03/30/26	ROCKY MOUNTAIN BOTTLED WATER	1193888	5 Gal Purified Water x 4 - Lakehouse	43.82
03/31/26	ROCKY MOUNTAIN BOTTLED WATER	1197385	Cook and Cold Cooler Rent x 1 - Lighthouse	5.95
02/06/26	Saela Denver LLC	11840294	Pest Watch Service - Lakehouse	169.00
03/06/26	Saela Denver LLC	11892143	Pest Watch Service - Lighthouse	159.00
03/06/26	Saela Denver LLC	11892274	Pest Watch Service - Lakehouse	169.00
04/06/26	Saela Denver LLC	11947549	Pest Watch Service - Lighthouse	159.00
04/06/26	Saela Denver LLC	11947561	Pest Watch Service - Lakehouse	169.00
03/13/26	Samantha Eve Roose Christy dba The Good List LLC	2449	Fitness Classes 02.26	80.00
03/31/26	Samantha Eve Roose Christy dba The Good List LLC	2452	Fitness Classes 03.26	60.00
03/16/26	Security Central, Inc.	1024198	Turret Cam and Installation - Lighthouse	1,620.00
03/27/26	Security Central, Inc.	1026763	Video System Install & Remote Viewing 04.01.26 - 05.31.26 - Lighthouse	624.89
03/27/26	Security Central, Inc.	1026764	Video System Install & Remote Viewing 04.01.26 - 05.31.26 - Lakehouse	594.99
46106	Shade and Shield LLC	101325 03	Final Pmt for Vertical Drop Curtains	14240
46120	The Audio/Video Specialists LLC	100563	Final Pmt for AV Equipment - Conference Room	6845
46054	The Management Association Inc	389065	MSP IT Services and Phone System	1351.5
46082	The Management Association Inc	392421	MSP IT Services and Phone System	1351.5
46081	The Management Association Inc	393437	Hourly Employees Payroll 02.16.26 - 02.28.26	14581.18
46081	The Management Association Inc	393846	Web Site Maintenance	195
46096	The Management Association Inc	394882	Hourly Employees Payroll 03.01.26 - 03.15.26	15103.93
46113	The Management Association Inc	394983	Salaried Employees Payroll 04.26	38446.77
46113	The Management Association Inc	394984	Management Fee	5500
46112	The Management Association Inc	395318	Web Site Maintenance	195
46081	Trina Alexandra Murillo Perez	INV00028	Zumba Classes x 4	160
46112	Trina Alexandra Murillo Perez	INV00030	Zumba Classes x 4	160
Multiple	Waste Management	Multiple	3 Yard Dumpster Service x 2	6928.78
Multiple	Xcel Energy	Multiple	Electricity	4635.15
			TOTAL	<u><u>\$ 467,321.75</u></u>

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT HELD MARCH 17, 2026

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on March 17, 2026 at 6:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Kevin Stadler, Vice President /Secretary/Treasurer
Jeffrey Bergeon, Vice President/Assistant Secretary/Treasurer
Nancy Wurzman, Vice President/Assistant Secretary/Treasurer

Following discussion, upon motion made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the absence of Director Ryan Zent and Director Kevin Chan were excused.

Also Present:

AJ Beckman and Nichole Kirkpatrick; Public Alliance LLC
Hernan Buenfil and James Anderson; The Management Trust
Andy Carroll; Metropolitan District Public Safety Group
Randy Cox; Cox Professional Landscape Services, LLC

CONFLICTS OF INTEREST

Mr. Beckman noted that none of the Directors have advised of any potential conflict of interest for this meeting.

NOTICE

Mr. Beckman stated that Notice had been properly posted at least 24 hours prior to the meeting on the District's website. Mr. Beckman confirmed that such Notice was also placed at the entrances of the Lakehouse and Lighthouse at least 24 hours in advance and sent to the City of Aurora Clerk at least three days in advance.

CONSIDER AGENDA

Following discussion, upon motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the agenda was approved, as amended.

ACCOUNTANT'S REPORT

Ms. Kirkpatrick reviewed with the Board the unaudited financial statements, dated February 28, 2026.

Following discussion, upon motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated February 28, 2026.

Ms. Kirkpatrick presented for the Board's consideration the payment of claims for the period from February 13, 2026 through March 12, 2026, in the amount of \$392,991.83.

Following review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from February 13, 2026 through March 12, 2026, in the amount of \$392,991.83.

**DISTRICT
COMMITTEES
UPDATE**

Appointments: There were no new appointments at this time.

Finance Committee: There was no report at this time.

Facilities Committee: There was no report at this time. It was noted the Facilities Committee will meet in April.

Landscaping Committee: There was no report at this time. It was noted the Facilities Committee will meet in April.

Communications Committee: Director Stadler noted the Communications Committee met with the Homeowners Association ("HOA") to explore opportunities to collaborate on newsletters and other communications.

**CONSENT
AGENDA**

The following items were considered for approval by the Board without discussion on the Consent Agenda:

- February 17, 2026 Regular Meeting Minutes
- General Manager Report
- Lifestyle Director Report
- Facilities Manager Report
- Proposal from Norris Design for entry monument design, in the amount of \$12,000.
- Proposal from CPS Distributors for sprinkler supplies, in the amount of \$54,032.54.
- Proposal #45817 from Cox Professional Landscape Services LLC for filter maintenance, in the amount of \$3,678.

- Proposal #45871 from Cox Professional Landscape Services LLC for 2026-2027 pond maintenance, in the amount of \$79,680.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote unanimously carried, the Board approved or ratified the items on the consent agenda.

**UPDATES AND
DECISION
ITEMS**

Service Agreement with The Management Trust: The Board deferred discussion at this time.

Continued Employment of Part-Time Personnel with The Management Trust: Mr. Buenfil discussed the need for additional labor in 2026, specifically for two technicians. The Board directed staff to review the budget to identify the sources of funding that may be redirected to pay for part time personnel. It was noted that the Board will further consider this matter at the April 21, 2026 meeting.

District Force Pooling Options: Nothing new to report.

Proposal #45540 from Cox Professional Landscape Services LLC for Fountain Rehab: It was noted Cox Professional Landscape Services LLC is waiting for plans from Norris Design. The Board deferred discussion until the April 21, 2026 meeting.

Proposals from Security Central, Inc. for Additional Artificial Intelligence (“AI”) for All the Cameras at the Lakehouse and Lighthouse: The Board reviewed the proposals from Security Central, Inc. for additional AI for all the cameras at the Lakehouse and Lighthouse.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote unanimously carried, the Board approved proposals from Security Central, Inc. for additional AI for all the cameras at the Lakehouse and Lighthouse, in the amount of \$397.50 and a monthly recurring service fee of \$874.69. The Board further directed Mr. Beckman to check available funds through the Colorado Special Districts Property and Liability Pool’s safety grant program.

Cox Professional Landscape Services, LLC Update: Mr. Cox provided an update on ongoing projects, noting that mulch replacement is being performed in pocket parks and smaller areas. He indicated that work will continue in the pocket parks and along Senac Trail throughout the year. Director Stadler requested that Mr. Cox and Mr. Anderson provide before-and-after photographs of completed work. The Board

further requested that broken valve box lids be replaced as they are identified.

The Board entered into discussion regarding drought conditions and the availability of water. Director Stadler noted that District property is irrigated utilizing reclaimed water and further reported that smart controllers have recently been installed to improve irrigation efficiency.

**OTHER
CONTRACTS**

There were no other contracts.

**PUBLIC
COMMENT**

There was no public comment.

**OTHER
MATTERS**

Communication: The Board discussed the need to distribute information to the community related to the Sharks Swim Team.

Homeowners Association (“HOA”) Financials: Director Stadler noted that the HOA financials are available for review.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Stadler, seconded by Director Wurzman, and unanimous vote, the meeting was adjourned at 7:05 p.m.

Respectively submitted,

Kevin Stadler, Secretary

APPROVED

Kevin Stadler

Jeff Bergeon

Nancy Wurzman



Estimate

#EST15260

04/10/2026

2595 S. Colorado Blvd
Denver, CO 80222

Bill To

Jennifer Cornthwaite
The Management Trust
27151 E. Lakeview Drive
Aurora CO 80016
United States

Ship To

Jennifer Cornthwaite
Lakehouse at Southshore
27151 E. Lakeview Dr.
Aurora CO 80016
United States

TOTAL

\$360.81

Estimate Expires: 05/10/2026

Terms

Payment due prior to delivery scheduling

Sales Rep

Ron Rhodes

Memo

SKU	VENDOR	Item	MSRP	Your Price	Qty	Savings	Total
PT-DB-R22.5	Primetime Fitness	PT-DB-R22.5 22.5lb Rubber Hex Dumbbells	\$112.50	\$73.13	1	\$39.37	\$73.13
PT-DB-R25	Primetime Fitness	PT-DB-R25 25lb Rubber Hex Dumbbells	\$125.00	\$81.25	1	\$43.75	\$81.25
PT-DB-R27.5	Primetime Fitness	PT-DB-R27.5 27.5lb Rubber Hex Dumbbells	\$137.50	\$89.38	1	\$48.12	\$89.38
COMM-DELIVERY		COMM-DELIVERY Commercial Delivery	\$199.00	\$100.00	1	\$99	\$100.00

Subtotal \$343.76

Freight

Tax Total (%) \$17.05

Total **\$360.81**

Amount Saved **\$230.24**

For any questions, please contact your Sales Rep, Ron Rhodes at ron@fitnessgallery.com or 480-586-5368

www.FitnessGallery.com

Info@FitnessGallery.com

(303) 399-1000



EST15260



2595 S. Colorado Blvd
Denver, CO 80222

Estimate

#EST15264

04/10/2026

Bill To

Jennifer Cornthwaite
The Management Trust
27151 E. Lakeview Drive
Aurora CO 80016
United States

Ship To

Jennifer Cornthwaite
Lakehouse at Southshore
27151 E. Lakeview Dr.
Aurora CO 80016
United States

TOTAL

\$720.64

Estimate Expires: 05/10/2026

Terms

Payment due prior to delivery scheduling

Sales Rep

Ron Rhodes

Memo

SKU	VENDOR	Item	MSRP	Your Price	Qty	Savings	Total
PT-DB-R22.5	Primetime Fitness	PT-DB-R22.5 22.5lb Rubber Hex Dumbbells	\$112.50	\$73.13	2	\$78.74	\$146.26
PT-DB-R25	Primetime Fitness	PT-DB-R25 25lb Rubber Hex Dumbbells	\$125.00	\$81.25	2	\$87.5	\$162.50
PT-DB-R27.5	Primetime Fitness	PT-DB-R27.5 27.5lb Rubber Hex Dumbbells	\$137.50	\$89.38	2	\$96.24	\$178.76
COMM-DELIVERY		COMM-DELIVERY Commercial Delivery	\$299.00	\$199.00	1	\$100	\$199.00

Subtotal \$686.52

Freight

Tax Total (%) \$34.12

Total \$720.64

Amount Saved \$362.48

For any questions, please contact your Sales Rep, Ron Rhodes at ron@fitnessgallery.com or 480-586-5368

www.FitnessGallery.com

Info@FitnessGallery.com

(303) 399-1000



EST15264



Estimate

#EST15262

04/10/2026

2595 S. Colorado Blvd
Denver, CO 80222

Bill To

Jennifer Cornthwaite
The Management Trust
27151 E. Lakeview Drive
Aurora CO 80016
United States

Ship To

Jennifer Cornthwaite
The Lighthouse at Southshore
27301 E. Southshore Dr.
Aurora CO 80016
United States

TOTAL

\$360.81

Estimate Expires: 05/10/2026

Terms

Payment due prior to delivery scheduling

Sales Rep

Ron Rhodes

Memo

SKU	VENDOR	Item	MSRP	Your Price	Qty	Savings	Total
PT-DB-R22.5	Primetime Fitness	PT-DB-R22.5 22.5lb Rubber Hex Dumbbells	\$112.50	\$73.13	1	\$39.37	\$73.13
PT-DB-R25	Primetime Fitness	PT-DB-R25 25lb Rubber Hex Dumbbells	\$125.00	\$81.25	1	\$43.75	\$81.25
PT-DB-R27.5	Primetime Fitness	PT-DB-R27.5 27.5lb Rubber Hex Dumbbells	\$137.50	\$89.38	1	\$48.12	\$89.38
COMM-DELIVERY		COMM-DELIVERY Commercial Delivery	\$199.00	\$100.00	1	\$99	\$100.00

Subtotal \$343.76

Freight

Tax Total (%) \$17.05

Total \$360.81

Amount Saved \$230.24

For any questions, please contact your Sales Rep, Ron Rhodes at ron@fitnessgallery.com or 480-586-5368

www.FitnessGallery.com

Info@FitnessGallery.com

(303) 399-1000



EST15262



2595 S. Colorado Blvd
Denver, CO 80222

Estimate

#EST15265

04/10/2026

Bill To

Jennifer Cornthwaite
The Management Trust
27151 E. Lakeview Drive
Aurora CO 80016
United States

Ship To

Jennifer Cornthwaite
The Lighthouse at Southshore
27301 E. Southshore Dr.
Aurora CO 80016
United States

TOTAL

\$720.64

Estimate Expires: 05/10/2026

Terms	Sales Rep	Memo
Payment due prior to delivery scheduling	Ron Rhodes	

SKU	VENDOR	Item	MSRP	Your Price	Qty	Savings	Total
PT-DB-R22.5	Primetime Fitness	PT-DB-R22.5 22.5lb Rubber Hex Dumbbells	\$112.50	\$73.13	2	\$78.74	\$146.26
PT-DB-R25	Primetime Fitness	PT-DB-R25 25lb Rubber Hex Dumbbells	\$125.00	\$81.25	2	\$87.5	\$162.50
PT-DB-R27.5	Primetime Fitness	PT-DB-R27.5 27.5lb Rubber Hex Dumbbells	\$137.50	\$89.38	2	\$96.24	\$178.76
COMM-DELIVERY		COMM-DELIVERY Commercial Delivery	\$299.00	\$199.00	1	\$100	\$199.00

Subtotal \$686.52

Freight

Tax Total (%) \$34.12

Total \$720.64

Amount Saved \$362.48

For any questions, please contact your Sales Rep, Ron Rhodes at ron@fitnessgallery.com or 480-586-5368

www.FitnessGallery.com

Info@FitnessGallery.com

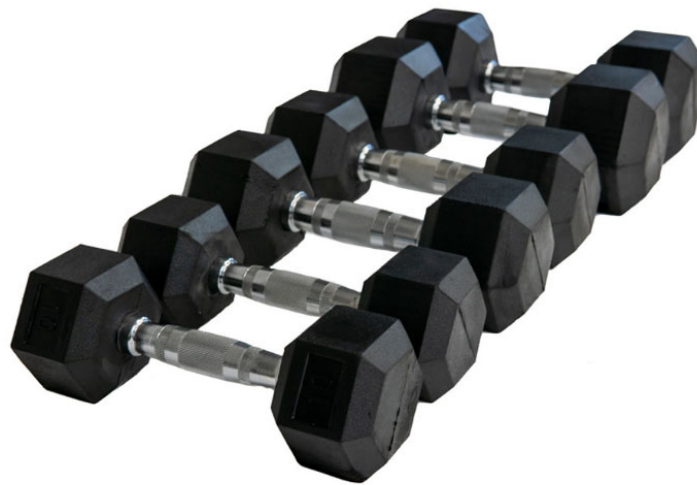
(303) 399-1000



EST15265



PRIMETIME



Solid Rubber Hex Dumbbells

Available in: Black 2.5, 5, 7.5, 10, 12.5, 15, 17.5, 22.5, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 110 and 120#'s

Product Description: Primetime Solid Rubber Hex Dumbbells are perfect for usage in home gyms, light commercial facilities such as apartments/resort, personal training studios, corporate gyms and smaller health clubs and gyms. These dumbbells will help reduce noise and protect flooring and equipment. Built with all steel chrome contoured handles our Primetime rubber encased dumbbells are built to last.

Warranty: 1 year against any defects.

Disclaimer: Dropping of heavier dumbbells can bend the handles permanently and this is considered misuse and is not covered by the warranty.



2595 S. Colorado Blvd
Denver, CO 80222

Estimate

#EST15267

04/10/2026

Bill To

Jennifer Cornthwaite
The Management Trust
27151 E. Lakeview Drive
Aurora CO 80016
United States

Ship To

Jennifer Cornthwaite
Lakehouse at Southshore
27151 E. Lakeview Dr.
Aurora CO 80016
United States

TOTAL

\$2,969.82

Estimate Expires: 05/10/2026

Terms

Sales Rep

Memo

Ron Rhodes

SKU	VENDOR	Item	MSRP	Your Price	Qty	Savings	Total
702022	Cascade Fitness	702022 Raptor Functional Trainer	\$3,145.00	\$2,245.00	1	\$900	\$2,245.00
COMM-DELIVERY		COMM-DELIVERY Commercial Delivery	\$349.00	\$249.00	1	\$100	\$249.00

Subtotal \$2,494.00

Freight \$297.81

Tax Total (7%) \$178.01

Total \$2,969.82

Amount Saved \$1,000.00

For any questions, please contact your Sales Rep, Ron Rhodes at ron@fitnessgallery.com or 480-586-5368

www.FitnessGallery.com

Info@FitnessGallery.com

(303) 399-1000



EST15267

ESTIMATE # 3318

return mail to 212 N. County Rd. 153
Strasburg, CO 80136
e-mail @stpcrete@aol.com

Southshore Master Assoc.
27301 E Southshore Dr
Aurora, CO
80016

james.andersen@managementtrust.com

Description of work:

Price valid until: 4/1/2026

sidewalk 51' x 5' x 4" from sidewalk lower hill to upper sidewalk by pool . In between the irrigation boxes.

there will be efflorescent marks on all blanketed concrete during winter time pours.

There are 2 pages please read and sign both. Signing this agreement acknowledges the terms and agrees to contract.

sealer / densifier recommended for driveways to help against road salt damage from cars not included

Prep work	DESCRIPTION		CHARGES	TOTAL
flat work	255 sq ft	3.75 sq yds	9.00 sq ft	\$ 2,295.00
dirt removal/fill	Labor add/remove dirt/concrete / grass / road base filler for grading/compaction as needed		2.00 sq ft	\$ 510.00
disposal	waste site disposal fees concrete, soils, rocks , misc trash / wash out concrete		2.00 sq ft	\$ 510.00
0.00	caissons 1' x 3'	digging/filling holes only	150.00 each	not applicable
placing	wheel barrow or / minimum pumper \$500.00 5 yards + or difficulty in placement .		500.00 per	\$ 500.00
anchor pins	anchor pins to original foundation / rebar concrete new foundations may not be available			included if needed
expansion	included where needed against existing concrete			included if applicable
0.00	set steps		100 / riser	not applicable
color	intergal color in concrete		3.00 sq ft	not applicable
stamped	stamp texture can be with or without colored concrete		3.00 sq ft	not applicable
rebar	labor and rebar reinforcement #3- 3/8" in a 3' x 3' grid and fibermesh in concrete		1.00 sq ft	\$ 255.00
sealer	recommend sealing driveways to help prevent against road ice melt damage		.50 sq ft	125.00
				4,195.00

All our concrete includes fiber mesh to prevent cracking and is rated at 4500 psi @ 3 1/2" - 4" thick.

EXTRA Soil removal and replacement is included only if specified in the estimate. Roadbase is for bringing up to grade only.

Colors may vary in shades from chart due to weather, shade, evaporation, and cover protection from weather or climate or other factors beyond our control.

Contractor not responsible for: hidden wires, pipes or sprinkler lines if not marked; concrete after forms are removed; and, weather or outside sources.

Sprinkler systems must be marked and turned off during the project.

Tear-out estimates are based on 4" concrete removal. Concrete more than 5" thick, wire mesh and/or rebar removal will be at a reasonable extra charge.

Cracking is not a defect in workmanship and Contractor cannot guarantee against cracking due to the nature of concrete, shifting soils in Colorado and expansion and contraction of moisture from heat / freezing against or under the concrete. Cracking is a deflection of the ground moving. Contractor does not guarantee against puddling in areas over 100 sq ft. This is a hand-finished product and may not be perfectly flat.

Hot tub pads will not be guaranteed level when integrated with a patio as one unit. Hot tub pads will puddle they are almost completely level.

Partial replacement will not match up with existing concrete perfectly. Removal of partial concrete may cause fractures due to vibrations and pressures being applied.

Contractor not responsible for acts of nature. Winds may blow debris (leaves, trash, etc.) into concrete and some things may get finished in.

All special-order materials are nonrefundable and will be paid out of deposit if canceled.

Improper drainage, washing out next to concrete or non-engineered drain flow are not defects in workmanship.

Ice Melting chemicals should never be used on concrete for at least 1-year minimum waiting period. Scaling may occur on surfaces if used, or if such chemicals drip from cars.

Magnesium chloride is salt and corrosive it will lower water freezing penetration point causing surface delaminating. Vehicles dripping on unsealed concrete may cause erosion and delaminating. Sealers should be applied yearly.

Broom finish, stamping texture, and color will vary due to sun, wind, and shade. Surface moisture content will vary finish.

All concrete will have textures that vary due to shade, wind, and sun. Natural stone has both rough and smooth texture as will stamping.

Some trowel marks & low spots are considered normal this is hand finished work. Power trowling and laser screeding are extra.

Stamped concrete is a reproduction of nature to our best capabilities and there is no pattern in nature with color or texture. High & low spots may occur.

Any cancellation more than 3 days after the proposal is accepted will incur a 10% contract cancellation fee or \$300.00 whichever is greater.

We offer a 1 year warranty against defects in craftsmanship and materials. Defects will be determined by independent engineering firm and to be paid by client.

We request 1/2 down to reserve a pour date 2 weeks before work. Balance is due at the completion of the work

We gladly accept credit cards with a 3% transaction fee to keep our costs low. Payment in full is an acceptance of the work and contractual agreement.

All & any changes are made after forms are set, there will be a minimum of 150.00 charge per change.

I accept this proposal _____

SURFACE MAINTENANCE INSTRUCTIONS

These instructions below have been designed to protect your new concrete from possible damage and ensure its continued beauty. HOW SOON CAN IT BE USED?

1. The new surface can be walked on 24 hours after completion of the sealer.
2. Furniture, pots with drip pans, etc., can be replaced 72 hours after completion. Furniture must be fitted with plastic protectors to avoid scrapes. Rugs/ mats and flower pots 2 weeks.
3. Vehicular traffic may be resumed only after 7 days.

NOTE: Concrete doesn't reach its full cure and strength for 28 days after application and should be used accordingly.

REMOVING STAINS: Areas with stains should be washed (medium bristle) with a mild solution of water and detergent and then thoroughly rinsed with clean water.

CLEANING: All concrete should be washed regularly with clean water using a hose and pressure nozzle. A medium bristle brush should be used to loosen dirt.

DO NOT USE: Wire brushes, power buffing machines, acids solutions or any cleaning compounds not mentioned above.

PROBLEMS: As provided above, whenever a potential problem exists with your concrete, immediately contact the us via email before any remedial work is undertaken to keep your Warranty in effect.

I HAVE READ AND FULLY UNDERSTAND THESE TERMS AND CONDITIONS AND MAINTENANCE INSTRUCTIONS

OWNER _____ DATE _____



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #45540
 Created: 11/06/2025
 Date: 04/01/2026
 From: Wesley R Cox

Proposal For

Southshore Metropolitan District

27301 E Southshore Dr
 Aurora, CO 80016

southshorem@bill.com; james.andersen@managementtrust.com; aj@publicalliance.com; nichole@publicalliance.com

Location

Aurora, CO 80016

SMD - FOUNTAIN REHAB 2026

Terms
 Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 950.00	\$ 950.00
Dump Service Removal of items taken to the dump	1	\$ 750.00	\$ 750.00
Landscape Construction: Equipment: BobCat Bobcat Skidsteer per day	3	\$ 500.00	\$ 1,500.00
Landscape Construction: Equipment: Dingo Dingo loader per day	3	\$ 250.00	\$ 750.00
General Labor: 2025 SOUTHSHORE General Labor 2026 Skilled Landscape Labor	150	\$ 75.00	\$ 11,250.00
Local River Rock Local River Rock 1 1/2"	50 Ton	\$ 128.00	\$ 6,400.00
Landscape Materials: Soils: Planters Mix Planters Mix	160	\$ 118.00	\$ 18,880.00
Multi-Color Cobblestone 2"- 4" Multi-Color Cobblestone 2"-4"	20 Ton	\$ 144.00	\$ 2,880.00
Landscape Materials: Granite border: Cobblestone, White 2"-4" White Cobble 2"-4"	7	\$ 174.00	\$ 1,218.00
Landscape Materials: Wood Mulch: Gorilla Hair Dark Brown Cedar mulch	5 Yd	\$ 132.00	\$ 660.00
Landscape Materials: Boulders: River boulders River boulders	2	\$ 322.00	\$ 644.00
Landscape Materials: Boulders: Granite boulders Granite boulders	2 ea	\$ 340.00	\$ 680.00
Landscape Fabric 6' x 300'	3 ea	\$ 460.00	\$ 1,380.00



Landscape Fabric Roll - 1,000 Square Feet

Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	200 ea	\$ 0.50	\$ 100.00
#5 Shrub Installed #5 Large Shrub - see below	20 ea	\$ 130.00	\$ 2,600.00
#5 Shrub Installed #5 Medium Shrub - see below	20 ea	\$ 85.00	\$ 1,700.00
#1 Perennial Installed #1 Perennial - see below	150	\$ 30.00	\$ 4,500.00
Misc. Materials IRR Pipe, fittings, tubing, emitters, primer, glue	1	\$ 1,500.00	\$ 1,500.00

Client Notes

Description of Work to be Performed:

PHASE 1: DEMOLITION

- Remove existing potable water backflow prevention device and cap water lines for abandonment. Retain device as a future replacement for the district.
- Remove and dispose of fountain water supply infrastructure, capping underground lines to prevent debris infiltration.
- Carefully retain existing fencing around infrastructure for future use to be determined at a later date by the board.
- Drill holes in the fountain pool bottom to increase drainage.

PHASE 2: INSTALLATION

- Line fountain bottom with new fabric, 6" of pea gravel for drainage, and cover gravel with new landscape fabric.
- Install 24" of new planter's mix as a growing medium for new plant material.
- Install new plant material in quantities listed above according to attached design:
- Tall shrubs:
 - Upright Juniper (Spartan)
 - Pampas Grass
 - Variegated Dogwood
- Medium Shrubs:
 - Blue Mist Spirea
 - Red Knockout Rose
 - Summer Wine Ninebark
 - Russian Sage
 - Karl Foerster Grass
- Perennials
 - Stella D'Oro Day Lily
 - Black-eyed Susan
 - Penstemon
 - Snow-in-summer
 - Dragon Blood Sedum
 - Dwarf Shasta Daisy
- Cover with new landscape fabric.
- Tap into existing drip irrigation in bed areas adjacent to fountain pool to supply irrigation to new plant material.
- Install new white cobblestone and river boulder dry riverbed as a focal interest feature.
- Install granite boulders in the planting area.
- Cover remaining fabric with multi-colored cobblestone.
- Surround spreading perennials with new gorilla hair wood mulch.



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #45540
 Created: 11/06/2025
 Date: 04/01/2026
 From: Wesley R Cox

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 58,342.00
TOTAL	\$ 58,342.00
DEPOSIT AMOUNT (50.0%)	\$ 29,171.00
DUE DATE	05/01/2026

Signature

x _____ Date: _____

Please sign here to accept the terms and conditions

Photos



Local River Rock



Multi-Color Cobblestone 2"- 4"





Cox Professional Landscape Services LLC
14051 E Davies Ave Unit A
Centennial, CO 80112

Proposal #45540
Created: 11/06/2025
Date: 04/01/2026
From: Wesley R Cox

Landscape Materials:Wood Mulch:Gorilla Hair



Fabric/Sod Staple



CONCEPTUAL PLANT PALETTE



ARCADIA JUNIPER



BLUE AVENA GRASS



WALKERS LOW CATMINT



ICE PLANT

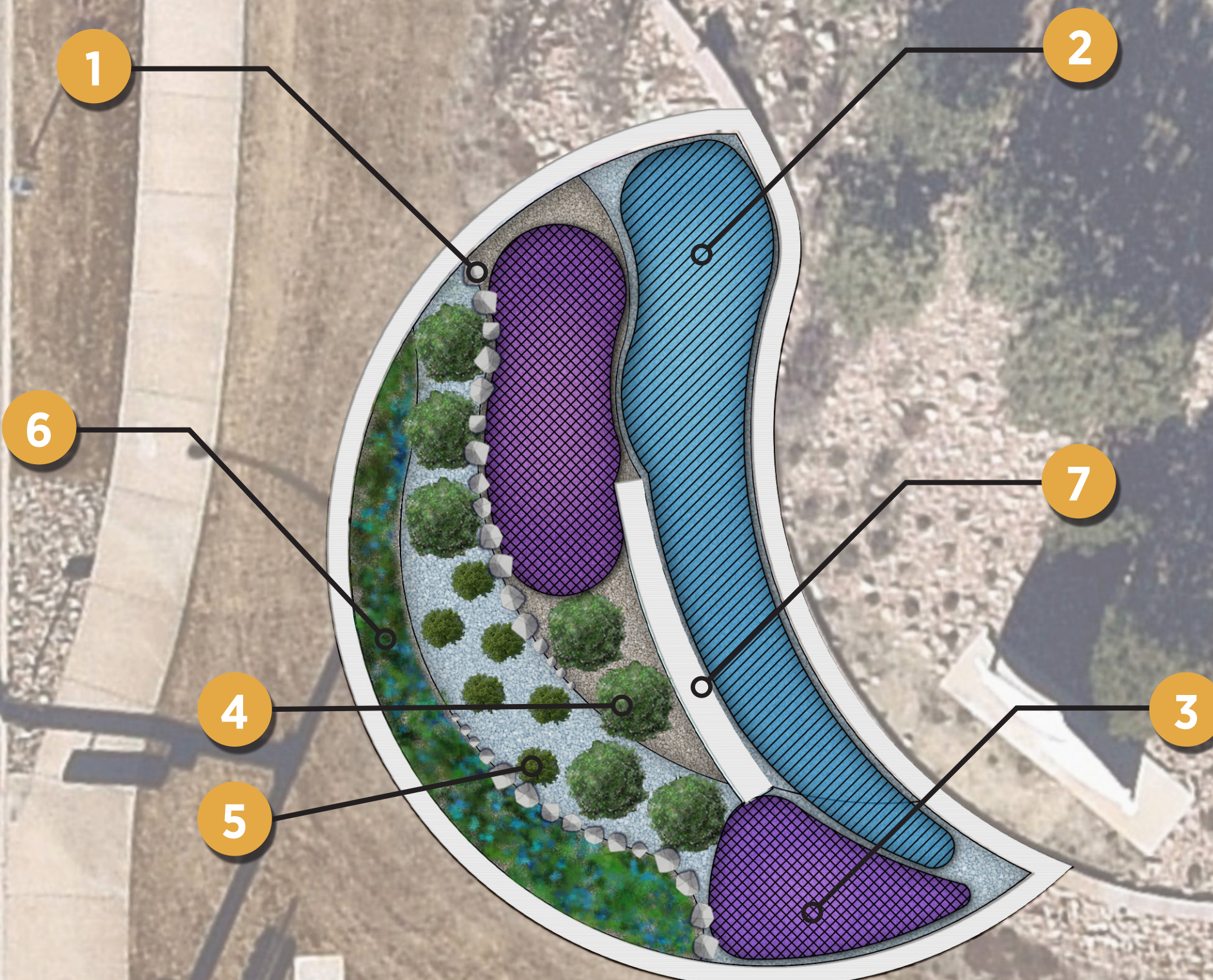


PAWNEE BUTTES
WESTERN SANDCHERRY



BLUE PHLOX

- 1 LANDSCAPE BOULDERS
- 2 ORNAMENTAL GRASS SWATH
- 3 ASSORTED PERENNIALS
- 4 LOW EVERGREEN SHRUBS
- 5 SMALL DECIDUOUS SHRUBS
- 6 ICE PLANT & PHLOX WATER SWATH
- 7 EXISTING SOUTHSHORE SIGN



CONCEPTUAL PLANT PALETTE



ARCADIA JUNIPER



BLUE AVENA GRASS



WALKERS LOW CATMINT



ICE PLANT



PAWNEE BUTTES
WESTERN SANDCHERRY



BLUE PHLOX

- 1 BLUE ICE PLANT, & PHLOX
- 2 SMALL DECIDUOUS SHRUBS
- 3 LOW DECIDUOUS SHRUBS
- 4 "PERENNIAL POOL"
- 5 EXISTING SOUTHSHORE SIGN
- 6 ORNAMENTAL GRASS SWATH

