

**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, June 11, 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) Consider approval of draft 2024 Audit (to be distributed) and approval of execution of Representations Letter.
4. District Committees.
 - (a) Approve and/or ratify appointments of Committee members, if necessary.
 - (i) Consider the appointment of Aisha Gilmore to the Facilities Committee (enclosure).
 - (ii) Consider the appointment of Barbara Schatz to the Landscape Committee.
 - (b) Finance Committee Report and Consent Agenda recommendations.
 - (c) Facilities Committee Report (enclosure) and Consent Agenda recommendations.
 - (d) Landscape Committee Report and Consent Agenda recommendations.
 - (e) Communications Committee Report and Consent Agenda recommendations.

5. Consent Agenda.
- (a) May 14, 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 (enclosure)
 - a) Consider approval of projector mat in Lighthouse game room.
 - (iii) Facilities Manager Report
 - a) Ratify approval of proposals from Mattered Waterscapes for the Southshore Sail Fountain, in the amount of \$6,982.35 (enclosures).
 - b) Ratify change to Contract with System4 of Central Colorado to add an additional day of janitorial services per week at the Lighthouse, for an increase to the contract price of \$667 per month.
 - c) Ratify of proposal from Security Central Inc. for additional cameras at Lakehouse for fitness room, Lakeview room and 1st floor hallway, in the amount of \$7,930.24 (enclosure).
 - d) Ratify approval of proposal from Vandre Electric & Refrigeration Co. for new electrical conduits for cameras, in the amount of \$6,968 (enclosure).
 - e) Ratify approval of proposal from Vandre Electric & Refrigeration Co. to remove soffit receptacle circuit from the lighting controller, in the amount of \$1,285 (enclosure).
 - f) Consider approval of proposal from Security Central Inc. to assume responsibility for elevator phones (enclosure).
 - g) Consider approval of proposal from Blingle! Premium Lighting to update existing Gemstone Power Kits and Hubs, in the amount of \$2,450 (enclosure).
 - (d) Cox Landscaping Report and Expenditures (enclosures), Action Items
 - (i) Consider approval of proposal 44212 from Cox Professional Landscape Services LLC for rock conversion at Quantock Park, in the amount of \$11,860 (enclosure).
 - (ii) Consider approval of proposal 44662 from Cox Professional Landscape Services LLC for solar lighting installation, in the amount of \$2,200 (enclosure).
 - (iii) Consider approval of proposal 44683 from Cox Professional Landscape Services LLC for waterloo drainage, in the amount of \$11,732.05 (enclosure).
 - (iv) Consider approval of proposal 44702 from Cox Professional Landscape Services LLC for pond enclosure, in the amount of \$7,087 (enclosure).

- (v) Consider approval of proposal 44703 from Cox Professional Landscape Services LLC for Pond C entrance bed refresh, in the amount of \$37,820 (enclosure).
 - (vi) Consider approval of proposal 44724 from Cox Professional Landscape Services LLC for dog park rehab, in the amount of \$87,946 (enclosure).
 - (vii) Consider approval of proposal 44789 from Cox Professional Landscape Services LLC for turf repair, in the amount of \$6,044 (enclosure).
 - (viii) Consider approval of proposal 44790 from Cox Professional Landscape Services LLC for Lakehouse artificial turf, in the amount of \$11,440 (enclosure).
- (e) 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) Discuss modifications to insurance coverages
 - (c) Review and consider approval of revised Facilities Committee Charter (enclosure).
 - (d) Consider approval of proposal from JR Engineering for Oversight and Inspection of Storm Water Facility Maintenance (enclosure).
 - (e) Review and consider approval of proposal to repurpose second-floor library room into a conference room (enclosure).
 - (f) Discuss the Lakehouse Lakeview Room's projector screen malfunction.
 - (g) Review and consider approval of proposal to refinish park benches (enclosures).
- 7. Legal Report, Action Items:
- 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.
- 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

SOUTHSHORE METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

April 30, 2025

Southshore Metropolitan District
Balance Sheet - Governmental Funds
For the Period Ending April 30, 2025

	General Fund	Debt Service Fund	Total
Assets			
Current Assets			
First Bank Checking	560,075	-	560,075
Colotrust	3,818,626	1,511,884	5,330,510
UMB	-	3,309,772	3,309,772
Receivable from County Treasurer	231,501	213,834	445,335
Total Assets	<u>4,610,202</u>	<u>5,035,490</u>	<u>9,645,691</u>
Liabilities			
Accounts Payable	<u>167,604</u>	<u>-</u>	<u>167,604</u>
Total Liabilities	<u>167,604</u>	<u>-</u>	<u>167,604</u>
Fund Balances	4,442,598	5,035,490	9,478,087
Total Liabilities and Fund Balances	<u>4,610,202</u>	<u>5,035,490</u>	<u>9,645,691</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 April 30, 2025

	Annual Budget	Actual	Variance
Revenues			
Property Taxes	3,193,488	1,737,176	(1,456,312)
Specific Ownership Taxes	380,711	116,193	(264,518)
Facility Rentals	95,000	-	(95,000)
Miscellaneous - SSHOA	1,000	1,439,043	1,438,043
Interest Income	100,000	53,239	(46,761)
Total Revenues	3,770,199	3,345,651	(424,548)
Expenditures			
General and Administrative			
Administrative	189,000	223,705	(34,705)
Landscaping & Maintenance	860,000	479,431	380,569
Landscaping Maintenance Contract	520,000	139,467	380,533
Repairs and Maintenance/Fencing	101,500	50,945	50,555
Facilities & Pool Operations	1,309,375	169,885	1,139,490
Safety & Security	155,000	26,650	128,350
Utilities	202,000	18,924	183,076
Insurance	140,000	-	140,000
Legal	100,000	28,171	71,829
Accounting	65,000	35,137	29,863
Audit	7,500	-	7,500
Capital Replacements:			-
Capital Equipment	-	30,815	(30,815)
Furniture, Fixtures, & Equipment	-	28,832	(28,832)
Lakehouse Interior Enhancements	155,000	-	155,000
Lakehouse Deck & Railings	-	53,844	(53,844)
Lakehouse Pool Heater	60,000	-	60,000
Ridge Line Trail and Dog Park	100,000	-	100,000
Underdrain Management	250,000	-	250,000
Stormwater Management	-	27,086	(27,086)
Architect & Engineering	50,000	24,559	25,441
Treasurer's Fees	47,902	26,057	21,845
Reserves for Asset Replacement	1,688,107	-	1,688,107
Emergency Reserve (3%)	127,931	-	127,931
Total Expenditures	6,128,315	1,363,509	4,764,807
Excess (Deficiency) of Revenues over Expenditures	(2,358,116)	1,982,142	4,340,258
Beginning Fund Balance	2,358,116	2,628,060	269,944
Ending Fund Balance	\$ -	\$ 4,610,202	\$ 4,610,202

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Southshore Metropolitan District
Debt Service Fund Statement of Revenues, Expenditures, and Changes in
Fund Balances - Budget and Actual
For the Period Ending April 30, 2025

	Annual Budget	Actual	Variance
Revenues			
Property Taxes	3,151,699	1,730,538	(1,421,161)
Interest Income	118,991	56,401	(62,590)
Total Revenues	3,270,690	1,786,939	(1,483,751)
Expenditures			
Bond principal - Series 2020 A-1	1,260,000	-	1,260,000
Bond interest - Series 2020 A-1	533,156	-	533,156
Bond principal - Series 2020 A-2	-	-	-
Bond interest - Series 2020 A-2	511,200	-	511,200
Bond principal - Series 2020 B	405,000	-	405,000
Bond interest - Series 2020 B	769,513	-	769,513
Treasurer's Fees	47,275	25,959	21,316
Trustee / Paying Agent Fees	10,000	-	10,000
Total Expenditures	3,536,144	25,959	3,510,185
Excess (Deficiency) of Revenues over Expenditures	(265,454)	1,760,980	2,026,434
Beginning Fund Balance	3,172,843	3,274,510	101,667
Ending Fund Balance	\$ 2,907,389	\$ 5,035,490	\$ 2,128,101

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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 April 30, 2025

	Annual Budget	Actual	Variance
Revenues			
Reimbursements from Other Governments	180,000	-	(180,000)
Interest Income	10,000	-	(10,000)
Total Revenues	190,000	-	(190,000)
Expenditures			
Capital Outlay	190,000	-	190,000
Transfer to General Fund	-	-	-
Transfer to Debt Service Fund	-	-	-
Total Expenditures	190,000	-	190,000
Excess (Deficiency) of Revenues over Expenditures	-	-	-
Beginning Fund Balance	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

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 May 13, 2025 and Ending June 11, 2025

<u>Vendor Name</u>	<u>Invoice #</u>	<u>Invoice Date</u>	<u>Bill Description</u>	<u>Amount</u>
American Mechanical Svcs of Denver LLC	1430511	4/21/2025	HVAC Preventive Maintenance	\$ 1,280.00
Cox Professional Landscape Services	44500	4/30/2025	Tree Planting for 2025 - 10 Cottonwood Trees	13,500.00
Norris Design Inc	01-104795	3/31/2025	Project 0473-01-3787 Dog Park Drainage & Erosion Mitigation	920.00
Norris Design Inc	01-105364	4/30/2025	Project 0473-01-3787 Dog Park Drainage & Erosion Mitigation	933.54
Waste Management	52025	5/20/2025	Dumpster Service	841.45
Comcast	Multiple	Multiple	Phone and Cable Service	1,345.91
Xcel Energy	Multiple	Multiple	Electricity - Irrigation	234.40
City of Aurora	Multiple	Multiple	Water	6,619.82
Total				<u>\$ 25,675.12</u>

Southshore Aurora, CO

Completed Form

Submitted by Aisha Gilmore on Jun 01, 2025 4:06 pm

6741 S Valleyhead Ct Aurora, CO 80016

o.aishagilmore@gmail.com h: 720-285-9993 m: 720-285-9993

Facilities Committee Application Form

Full Name * Aisha Gilmore

Address * 6471 S Valleyhead Ct

Email * o.aishagilmore@gmail.com

Phone * 720-285-9993

Why are you interested in joining the Facilities Committee? *

To make sure the integrity of Southshore is intact.

Please describe your skills or previous experience you have had with facility management, maintenance, or improvement projects?

Add more detail here *

As enrollment underwriter, I review and audit structural warranty with engineers on projects to make sure builders follow the correct guideline and provide homeowners and builders peace of mind.

How do you prioritize between routine maintenance tasks and larger facility improvement projects?

Add more detail here *

I use time management to prioritize work. The most important projects come first.

Do you have any specific ideas or proposals for improving or maintaining community facilities?

Add more detail here Let's try to get the homeowners engaged by providing
* surveys for involvement.

How do you envision contributing to the success of the Facilities Committee if
selected?

Add more detail here I can use my risk management knowledge to assess and
* review what's needed in the neighborhood.

[VIEW FORM SUBMISSION](#)

Facilities Committee Recommendations 6/3/25

1. Resident Safety/ Risk Management

- a. AED – ensure there is a P&P for inspection of condition of unit and its parts to ensure it is present and in working condition in each facility (industry standard) in both facilities.
- b. Collect and report Metrics of facility related incidents to FC monthly or at least quarterly if approved – on hold until new facility manager and maintenance tech are in place as recommended by Metro board.
- c. Recommend that signs be place to direct traffic away from Lakehouse outside back stairs due to the potential tripping hazard of the unrepaired stairs until they can be repaired.
- d. Recommend signage be placed to the Right side of the Lakehouse(when looking at the front door of Lakehouse) to alert residents that the path dead ends and is not a path to the back of the Lakehouse or pool.

2. Facility Use

- a. Members tour facilities including pool areas for walk through evaluation in August. Members will look at spaces for purposes of increased engagement, need, safety, cleanliness, storage and functionality and report to the board.
- b. Use of specified Metrics to evaluate resident engagement, cost needs, resident satisfaction and safety/risk consideration if approved by board as recommended below – on hold until new facility manager and maintenance tech are in place as recommended by Metro board.

3. Facility Maintenance/Construction

- a. Painting of Lighthouse pool stairs from deck to pool (peeling). Recommend that since the painting peels and needs repainting almost annually and due to the time it would take for this painting project to be done in-house, that the job be contracted out to outdoor painting professional who can better assess whether different products should be used for longevity of paint in that area.
- b. Metrics of resident incidents/ complaints/suggestions for facility use, structure, and needed maintenance if approved
- c. Lakehouse renovation Library room to Board/Business Media Room: Proposal Budget - in validating costs 2 discrepancies were identified : Cost of Table and labor and cost of AV equipment, installation and support. Also regarding budget and budget limit recommend that the proposed budget further evaluate potential variant costs and discrepancies. Recommend the evaluation of 3 identified potential variant costs not itemized in the proposal 1) cost of potential electrical upgrade to accommodate the AV equipment 2) cost of the potential network upgrade for reliability of the connection for AV equipment for hybrid meetings/ business meetings and 3) cost for training or tech support from AV vendor for Mgt trust employees for onboarding equipment use as well as instruction for trouble shooting equipment or network issues when they arise. Policy for resident use – recommend age restriction of 21 +, setting a limit on reoccurring use by residents per mo/yr...,obtaining contract with checklist for resident reservation/use, no charge for residents though have a credit card placed on file if damage to room equipment occurs, set a room capacity for resident use, have a food and beverage policy before any use, have written instructions or videos for onboarding use of AV equipment

to ensure safe use of equipment and minimize cost for repairs. **Board Room Chairs recommendation**- members unanimously feel both chairs have their pros and cons both have good reviews there is a considerable cost difference so we support either chair depending how the board want to use funds to stay within budget limit for this project.

AV vendor recommendation : Members unanimously agreed that the bid from AV specialist was more comprehensive and includes installation and support although noted in that proposal were potential costs for electrical and network upgrades and additional tech support though costs were not itemized in bid for these upgrades.

- d. **Pool lounges/ chairs repair**: recommend that Board purchase additional slings for quick repair by maintenance tech of lounges/chairs as they occur to ensure seating for residents throughout the pool season due to increased engagement and utilization of the pools.

4. Other Recommendations

- a. **Recommend that our committee receive summary reports** that include cost schedule, beginning and (projected) project end dates (i.e. action tracker) for current, ongoing and new facility projects. Ideally the report be updated and submitted to chair 3 working days before meetings. Also receive facility related survey results and their significance.
- b. Establish collection of metrics to evaluate Facility Utilization, risk management and potentially budget related to facility use
 - i. Fitness classes (class name, attendance #s, location of class, costs related to class if any) with monthly reporting. Report via excel sheet or other data collecting software. –Currently being collected but to reported to FC
 - ii. General Assess to Facilities (Lighthouse / Lakehouse) – collected via key card swipes with daily collection and monthly reporting. Investigate if Security Central has the capacity to customize how reports are generated by the system. Other suggestions would be to customize reports by using Access (Microsoft) or other database software so the data is easily sorted for evaluation. _ Exploring use of pivot charts to collate data for facility utilization and access.
 - iii. Gym access via key card swipes (Lighthouse / Lakehouse) daily collection and monthly reporting. Establish a process that residents need to swipe cards to enter gym.
 - iv. Ipour use – daily collection monthly reporting.
 - v. Facility rentals – name of space, # of attendants, \$ loss/ facility damages if any monthly reporting
 - vi. Facility related incidents (found upon inspection) or facility related complaints (reported by resident) and resident suggestions.
 - vii. Pool usage –
 - 1. Recommend that Front Range report- if possible- a tally for each resident that enters pool verses the hourly head count (which will make the daily total head count high since many residents stay at the pools for more than 1 hr at a time).
 - 2. collect head counts from front range as done at both pools per their daily routine (intervals)

3. suggest to have a daily log book with Name, address, # of residents, # of guests at Pool entrances to be voluntarily filled out by residents upon entering pool (sending out notifications prior and during pool season on engage encouraging resident participation in this utilization collection)
 4. For lakehouse include a report of pool key card swipes along with log as describe above.
 5. Evaluate procedures to enter pools/Facilities and how they may affect how ADA residents and families with strollers and wagons access and utilize pools/facilities. The lakehouse main entrance is not ADA compatable for general use of the facility. The gym entrance could work if the door to the main lobby can remain unlocked and open during facility hours or can be unlocked during rental room use.
5. Establish process for Facilities committee to receive feedback monthly regarding recommendations. Recommend that Jeff is informed of all current facility related programs/contruction/maintenance/projects and communicate metro district feedback to recommendations given by committee. As our liason, it would be helpful to have communication prior to each meeting on any specific projects or areas that the metro district would like the FC to direct our focus on.

Note: **Highlighted areas** indicates additional recommendations from dated meeting. If a recommendation is no longer necessary or obsolete, it will be removed from current recommendation list and can be found on previous dated list.

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT HELD MAY 14, 2025

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on May 14, 2025 at 6:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

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

Also Present:

AJ Beckman and Nichole Kirkpatrick; Public Alliance LLC
Glory Schmidt, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.
Hernan Buenfil, Fernando Chavez; The Management Trust
Randy Cox; Cox Professional Landscape Services, LLC
Andy Carroll; Metropolitan District Public Safety Group
Carol Kopecky; Member of the Public

CONFLICTS OF INTEREST

Attorney Schmidt 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 entrance of the Lakehouse, 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 Chan, seconded by Director Bergeon and, upon vote, unanimously carried, the agenda was approved.

MAY 2025 ELECTION

Election Results: The Board entered into discussion regarding the results of the May 2025 election.

Oaths of Office of Newly Elected Directors: It was noted that all Oaths of Office have been executed and filed.

Elect Officers: Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote unanimously carried, the Board elected the following slate of officers:

President:	Ryan Zent,
Vice President/Secretary/Treasurer :	Kevin Stadler,
Vice President/Assistant Secretary/Treasurer:	Jeffrey Bergeon,
Vice President/Assistant Secretary/Treasurer:	Kevin Chan,
Vice President/Assistant Secretary/Treasurer:	Nancy Wurzman,

ACCOUNTANT'S REPORT

Unaudited Financial Statements and Claims: Ms. Kirkpatrick reviewed with the Board the unaudited financial statements, for the period ending March 31, 2025.

Following discussion, upon motion duly made by Director Stadler, seconded by Bergeon and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending March 31, 2025.

Ms. Kirkpatrick presented for the Board's consideration the payment of claims for the period from April 8, 2025 through May 12, 2025, in the amount of \$485,514.34.

Following review, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from April 8, 2025 through May 12, 2025, in the amount of \$485,514.34.

2024 Audit: The Board entered into discussion regarding the status of the 2024. It was noted that a response from the auditor has not been received.

DISTRICT COMMITTEES UPDATE

Appointments: The Board reviewed an application submitted by Aarin McKeel expressing interest in serving on the Communications Committee.

Following review, upon a motion duly made by Director Zent, seconded by Director Stadler and, upon vote, unanimously carried, the Board appointed Aarin McKeel to the Communications Committee.

Director Stadler reported that the Communications Committee will hold three meetings.

Finance Committee: The Board received the Finance Committee report and reviewed the recommendations for the Consent Agenda. Director Wurzman was appointed to serve as the Board liaison to the Finance Committee.

Following discussion, upon motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote, unanimously carried, the Board approved the Finance Committee Report and Consent Agenda recommendations.

Facilities Committee: Director Bergeon provided the Facilities Committee report. Mr. Buenfil presented an overview of his roles and staff responsibilities. It was noted that Automated External Defibrillators (AEDs) have been stolen, and Ms. Kopecky requested that a communication be sent to the community reinforcing adherence to facility rules.

The Committee also noted the presence of a path forming around the Lakehouse that may require signage. Director Wurzman inquired about emergency equipment, and Ms. Kopecky confirmed that AEDs have been stolen in the past as well.

Director Wurzman inquired as to the indemnification included in the contract used by Front Range Recreation as it relates to oversight of private events at the swimming pools. Attorney Schmidt explained that the agreement between the District and Front Range Recreation includes protections for the District but she would review the specific indemnification language contained therein.

Director Chan asked for clarification regarding attire restrictions. Attorney Schmidt explained that such requirements can be addressed through revisions to the community's rules and regulations. He recommended that the Board review the rules and regulations at the next meeting.

Landscape Committee: Director Stadler reported that Cox Professional Landscape Services, LLC is moving forward with all previously approved proposals. The Committee elected Director Stadler to serve as the Board liaison.

Following discussion, upon motion duly made by Director Bergeon, seconded by Director Wurzman and, upon vote, unanimously carried, the Board approved the Landscape Committee report and Consent Agenda recommendations.

Communications Committee: Director Chan reported that an email survey indicated approximately 80% approval from respondents. The Committee is currently working on implementing a chatbot to answer basic community questions.

CONSENT
AGENDA

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

- (a) April 9, 2025 Regular Meeting Minutes.
- (b) Approve Revised Facilities Committee Charter
- (c) Public Alliance Report and Expenditures, Action Items
 - (i) Ratify Contact Form from Colorado Special Districts Property and Liability Pool naming AJ Beckman as District contact
 - (ii) Ratify proposal from JR Engineering for video inspection of the underdrain system
- (d) Management Trust Report and Expenditures, Action Items
 - (i) General Manager Report
 - (ii) Lifestyle Director Report
 - (iii) Facilities Manager Report
 - (iv) Review and consider approval of proposal from Cintas Corporation for fire sprinkler system maintenance, in the amount of \$4,337.
 - (v) Ratify approval of proposal from Thoutt Bros. Concrete Contractors Inc. for concrete work, in the amount of \$62,206.
 - (vi) Consider approval of proposal from Colorado Water Systems to replace four (4) meter gaskets, in the amount of \$950.
 - (vii) Consider approval of proposal from System 4 Facility Services Management for summer restroom cleaning at the Lakehouse, in the amount of \$600 each month.
- (e) Cox Landscaping Report and Expenditures, Action Items.
- (f) Metropolitan District Public Safety Group Report and Expenditures, Action Items
 - (i) Ratify Proposal for Fence Installation at pump station in the amount of \$18,500.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote unanimously carried, the Board approved the consent agenda. The following items were removed from the Consent Agenda for individual discussion and consideration.

- (a) Ratify approval of proposal from Fusion Signs and Design for banners.
 - (i) Director Stadler discussed the need to replace existing banners. The Board of Directors generally agreed that new banners should be purchased. Director Stadler will obtain a formal quote for consideration. No further action was taken by the Board.
- (b) Consider approval of Revised Pool Waiver.
 - (i) Director Stadler reviewed the Revised Pool Waiver with the Board. Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Chan and, upon vote

unanimously carried, the Board approved the Revised Pool Waiver.

- (c) 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.
 - (i) The Board considered a proposal from Klein Computer Consultants LLC d/b/a Oyster Digital LLC for conference room AV installation. Following discussion, the proposal was not approved, and no further action was taken at this time.
- (d) Consider approval of proposal from Denver Desks, Inc. for the installation of conference table, in the amount of \$1,645.98.
 - (i) The Board considered a proposal from Denver Desks, Inc. for installation of a conference table, in the amount of \$10,661.47. Following discussion, the proposal was not approved, and no further action was taken at this time.
- (e) Consider approval of proposal from RTC Restoration & Renovation for deck repair work, in the amount of \$10,661.47.
 - (i) The Board considered a proposal from RTC Restrations & Renovation for deck repair work, in the amount of \$10,661.47. Mr. Buenfil and Mr. Chavez discussed recent changes in pricing provided by the contractor.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote unanimously carried, the Board approved the proposal from RTC Restoration & Renovation for deck repair work, including a \$10,000 contingency buffer. Mr. Buenfil and Mr. Chavez were authorized to work with a Board Director to approve any expenses exceeding the quoted amount. The Board also rescinded the prior approval granted at the April meeting related to this work. Additionally, staff was authorized to close rental facilities as necessary to accommodate construction activities.

- (f) Consider approval of proposal from Hulala Home for fourteen (14) Johannes Task Office Chairs, in the amount of \$2,659.86.
 - (i) The Board reviewed a proposal from Hulala Home for fourteen (14) Johannes Task Office Chairs, in the amount of \$2,659.86. Following discussion and review, the proposal was not approved and no further action was taken at this time.

**UPDATES AND
DECISION
ITEMS**

District Force Pooling Options: The Board entered into discussion regarding potential force pooling options available to the District and the possible engagement of special counsel.

Director Chun reported he has spoken with various attorneys to represent the District and will continue to explore options. Attorney Schmidt will provide recommendations to serve as special counsel. No further action was taken.

Modifications to Insurance Coverage: The Board entered into discussion regarding modifications to District insurance coverage. Mr. Beckman updated the Board on status of discussions with the insurance broker. The Board requested that Mr. Beckman work with Director Wurzman to further evaluate the District's insurance needs.

Proposal to Repurpose Second-Floor Library: Director Stadler presented recommendations for modifying the second-floor library room to serve as a boardroom. He recommended that the Facilities Committee conduct a detailed review of the proposal. Ms. Kopecky noted that the Committee is open to discussing the proposed changes.

There was general consensus among the Board to proceed with Facilities Committee review. No formal action was taken at this time.

Function Overview and Staffing Model from The Management Trust: The Board reviewed the Function Overview and proposed Staffing Model provided by The Management Trust. No action was taken at this time.

Canva Accounts: Director Chan discussed the potential use of Canva accounts to support social media content creation and management of brand assets. The proposed cost is \$300 per year per seat.

Following discussion, upon motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote, unanimously carried, the Board approved the purchase of Canva accounts as presented.

LEGAL REPORT

There were no legal report to review at this time.

OTHER CONTRACTS

There were no other contracts to review at this time.

PUBLIC COMMENT

Ms. Kopecky inquired about how to access the current Rules and Regulations. Attorney Schmidt will send the document to Mr. Buenfil, who will then distribute it to Ms. Kopecky.

Ms. Kopecky also requested that Director Bergeon and Mr. Buenfil be contacted regarding the use of AirTags or similar devices for tracking items such as the recently stolen AED.

Director Wurzman asked for clarification on the liaison role for the Board. Director Stadler noted that the Board President serves as the liaison.

Director Wurzman also inquired about the relationship between Public Alliance and The Management Trust. Mr. Beckman provided clarification. Director Chan discussed the importance of maximizing the efficiency of the chatbot to allow staff to better focus their efforts on higher-level tasks.

**EXECUTIVE
SESSION**

The Board determined an Executive Session was not necessary at this time.

**ACTION ON
MATTERS
DISCUSSED IN
EXECUTIVE
SESSION**

No actions were necessary.

**OTHER
MATTERS**

There were no other matters to discuss.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Stadler, seconded by Director Chun and, upon vote, unanimously carried, the meeting was adjourned.

Respectively submitted,

Kevin Stadler, Secretary

APPROVED

Ryan Zent

Kevin Stadler

Jeff Bergeon

Kevin Chan

Nancy Wurzman

Southshore Lifestyle Report – May 2025

May was an action-packed, high-energy month for the Southshore Lifestyle Department, full of memorable events, milestone moments, and meaningful connections with our community.

Major Highlights:

- **Adult Prom: A Dance Through the Decades (May 3)**
We kicked off the month with flair at the Adult Prom, where approximately 125 residents enjoyed a fun, light-hearted evening of dancing, pizza, and throwback tunes. The “Decades” theme brought out plenty of creative outfits and nostalgic music, setting a celebratory tone for the rest of the month.
- **First Annual Wellness Event & 5K Color Run**
In honor of Mother's Day, we hosted our inaugural Wellness Event at the Lakehouse, complete with a colorful 5K, fitness demos, upbeat music, wellness vendors, and healthy treats. It was a vibrant and refreshing way to bring families together in celebration of health and community.
- **Pool Opening Party Extravaganza**
The official start to summer was a resounding success with over **1,100** residents enjoying our two beautiful pools. From our GM personally grilling over 800 hot dogs to seamless coordination with Front Range. The day was a testament to teamwork and preparation. The weather was perfect, and the excitement for the summer season was palpable.

Ongoing Successes:

- **Private Rentals Surge**
We entered peak rental season with a record-breaking start—hosting graduation parties, baby showers, sports banquets, scouting celebrations, and more. We successfully *doubled (at least)* the number of homeowners accommodated compared to previous months, optimizing our use of both the Lakehouse and Lighthouse.
 - **Youth & Family Programming**
May also marked the completion of our **third KidStage production**, and we continued to build momentum with popular toddler events and weekly programming. Behind the scenes, a tremendous amount of time was also dedicated to planning for an exciting summer lineup of family-friendly fun.
-

Looking Ahead:

As we move into June, our focus will shift to executing the summer programming calendar, launching seasonal events, supporting the swim team's meet schedule, and ensuring both of our facilities stay vibrant, well-managed, and welcoming for residents and their guests.

All the best!

Jennifer Cornthwaite





1800 West Oxford Avenue Unit H | Englewood, Colorado 80110
303-214-2688 | admin@materraservices.com | www.materraservices.com

RECIPIENT:

Southshore HOA
27301 East Southshore Drive
Aurora, Colorado 80016
Phone: 720-797-4169

Quote #35265	
Sent on	Apr 02, 2025
Total	\$6,707.35

Product/Service	Description	Qty.	Unit Price	Total
Project Details	Materra to install AOP system with current filtration equipment to assist in maintaining optimum water quality. System to be placed in equipment area and will be calibrated by Materra.			
CCW100 AOP System Kit - Installed in Pump Area	<p>The Clear Comfort CCW100 AOP (Advanced Oxidation Process) System enhances water quality, reduces chemical usage, and minimizes the risk of airborne pathogens, including Legionella bacteria, through the following mechanisms:</p> <p>1. Hydroxyl-Based Advanced Oxidation Process: The CCW100 utilizes a patented hydroxyl-based AOP technology that generates hydroxyl radicals. These highly reactive molecules rapidly oxidize and eliminate contaminants, such as bacteria, viruses, and organic matter, resulting in cleaner and clearer water.</p> <p>2. Reduction in Chemical Dependency: By effectively neutralizing harmful microorganisms and organic pollutants, the system significantly decreases the need for traditional chemical disinfectants like chlorine. This leads to a reduction in chemical usage by up to 50%, providing a safer and more comfortable swimming environment with fewer chemical by-products.</p> <p>3. Prevention of Airborne Pathogens: Legionella bacteria, responsible for Legionnaires' disease, thrive in water systems and can become airborne through water droplets. The CCW100's advanced oxidation process targets and destroys these bacteria, thereby reducing the potential for airborne transmission and enhancing overall air quality around the pool area.</p>	1	\$4,495.00	\$4,495.00
Assorted Fittings/Silicone/Glue & Primer		1	\$245.00	\$245.00
Labor/Installation/Other Equipment		1	\$1,600.00	\$1,600.00*



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Product/Service	Description	Qty.	Unit Price	Total
CCW100 AOP Care Information	Maintaining the Clear Comfort CCW100 AOP (Advanced Oxidation Process) System is straightforward and primarily involves an annual cartridge replacement. Annual Cartridge Replacement: Frequency: Replace the Cartridge Unit once a year to ensure optimal system performance. Indicators: Yellow LED Light: Illuminates when the cartridge has reached 80% of its lifespan (approximately 8,000 hours), signaling it's time to order a replacement. Red LED Light: Indicates the cartridge has expired and needs immediate replacement.			

* Non-taxable

A deposit of \$3,353.68 will be required to begin.

Subtotal	\$6,340.00
Tax & Fees (7.75%)	\$367.35
Total	\$6,707.35

COMMUNICATION GUIDELINES

Please do not text workers directly as we would like to keep track of customer communications in the office. Please utilize this number for all text and phone calls: 720-815-3212 or email admin@materraservices.com.

Please review this estimate carefully, as it may differ from any verbal agreements. Due to uncertainties in product availability and pricing, estimates including products are only valid for 30 days from submission, after which pricing may need to be re-evaluated.

Due to high material costs and to secure today's pricing a 50% deposit is required to proceed with projects. Spring Cleanings require full payment for priority scheduling. Recreation Pond Construction requires a 35% deposit to schedule, 35% at project start, and 15% upon water filling, and remaining balance upon substantial completion (unless otherwise specified above). The remaining balance is due upon receipt of the final invoice. Products are ordered, and scheduling is finalized once a deposit is received. Checks are preferred; additional fees may apply for credit card transactions. Checks can be mailed to the address above with the invoice or estimate number. Service dates are subject to change due to weather and other conditions. Accounts over 30 days past due are subject to a 5% late fee per month. Accounts with a card on file will be automatically billed. Estimates assume normal working conditions and may change based on unforeseen conditions. Unexpected costs due to existing or concealed conditions are not included; please notify us in writing if you are aware of such conditions. Estimates do not account for poor site access, traffic management, bedrock, irrigation repair, site restoration, re-grading, groundwater issues, drainage issues, or material removal unless specified. Dimensions are liner dimensions, not post-rock placement, and are not guaranteed to be exact. Materra is not responsible for damaged plants near the construction area; we recommend relocating or potting them before service. Damaged grass will be repaired with overseed. Mark all sprinkler heads, drip lines, surface wiring, and remove yard decor to prevent damage. Customers are responsible for all fill/rinse water and power required for the project. Estimates do not include natural gas or electrical work unless stated. Materra, LLC is not responsible for permits required by local authorities or HOAs but can produce required documents for an additional fee. Homeowners must verify the safety of the installation and add any necessary safety signage/barriers during and after construction. For warranty and safety reasons, only Materra workers should work on the project during construction. Customers must contact



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local utilities to mark underground lines before service. Materra, LLC is not liable for injuries resulting from requested landscape features during or after construction (except for Materra workers).

Scheduling & Access:

Scheduling is based on estimate approval order and deposit. Projects are done in sequence and may be delayed if previous projects run over schedule—remember, this is an art! Rain, snow, and other conditions can also cause delays. Materra operates from 8 AM to 5 PM. Teams start loading for projects at 8 AM and may leave early to return by 5 PM or earlier for unloading. We are closed on weekends and most federal holidays, including the week between Christmas and New Year's. Locations with gate or security access restrictions must whitelist Materra Waterscapes for the project's duration. Same-day cancellations, being turned away on-site, or restricted access will incur a \$75 return fee.

Recurring Service:

Monthly service is supplemental; customers should monitor and service the water feature between our visits. Repairs, parts, and labor are NOT included in the recurring service fee. Additional services will be quoted per job. Repairs over \$100 require customer authorization in advance. Fish health issues? We are not Vets. Contact a professional for help such as: <https://www.drqandu.org/services/aquatic-pet-care>.

Construction:

Deposits on construction projects are generally non-refundable as they secure materials, equipment, and resources. Check with your salesperson regarding refund eligibility if you need to cancel your project. Work may halt if additional payments are not received per the schedule, and other projects may commence, incurring additional equipment transportation and other fees. Pond/Natural Pool dimensions are based on liner (pre-rock) dimensions. **Landscaping, Mulch, Flowers/Plants, Sprinkler Repair and Restoration is not included unless otherwise specified above.

General:

Customers authorize Materra, LLC to use video and photos of water features and surrounding areas for marketing purposes. Review estimates thoroughly before accepting, as they may differ from verbal discussions. Direct any questions to admin@materraservices.com. Materra, LLC transfers factory warranties if available and offers a limited 1-year warranty starting from the final invoice date for non-maintenance related leaks and repairs. This warranty extends up to 3 years with bi-weekly recurring service, as long as the service remains active. Any lapse in service voids the extended warranty. Customer-provided products are not warrantied. Warranty does not cover negligence or acts of God. Product warranties are subject to manufacturer approval. Pumps, lights, and accessories can be swapped at our office or during a paid service visit if covered by the manufacturer's warranty. Plants and fish are not warrantied. By accepting this estimate verbally or online, you agree to our terms and conditions and accept being added to our mailing list. See all terms and conditions at www.materraservices.com. ### Legal Fees Clause

In the event that any legal action is required to enforce the terms of this contract, including but not limited to collection of unpaid balances, the customer agrees to pay all reasonable attorney fees, court costs, and any other expenses incurred by Materra, LLC in connection with such action.

- This agreement is governed by the laws of the state in which Materra, LLC is located.
- Any disputes arising out of or related to this agreement shall be resolved in the appropriate court in the jurisdiction where Materra, LLC is located.
- The customer acknowledges and agrees that they have read, understood, and accepted all terms and conditions outlined in this contract.

Communication Guidelines:

Save the number (720) 815-3212 for all phone and text communications. This number is for existing customers only and is prioritized over our office number (303) 214-2688, which receives over 40 calls per day during the season.

Respect Materra workers' cell phone numbers and use them only if necessary within business hours (9 AM-5 PM, Monday-Friday). Communication outside of business hours using worker cell phones may incur emergency fees. Call (720) 815-3212 and leave a message outside business hours if not an emergency, or email admin@materraservices.com.

For emergencies, call (800) 462-3041 and leave a message describing your issue. This number rings all managers simultaneously, and you will receive a callback as soon as possible. Note that this service may incur phone and/or onsite emergency fees.

Signed by:

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Initial


4/16/2025

3 of 3 pages



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303-214-2688 | admin@materraservices.com | www.materraservices.com

RECIPIENT:

Southshore HOA
27301 East Southshore Drive
Aurora, Colorado 80016
Phone: 720-797-4169

Quote #35266	
Sent on	Apr 02, 2025
Total	\$275.00



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Product/Service	Description	Qty.	Unit Price	Total
Water Feature Twice Monthly Maintain (Price Per Visit)	<p>Price Per Visit \$275</p> <p>Materra's Twice Monthly Water Feature Service offers a number of services to maintain the quality of your water feature throughout the year. Materra watches & adds beneficial bacteria, enzymes and a powerful phosphate binder to maintain optimum water quality resulting in crystal-clear water. Materra additionally treats for waste caused by leaves and debris that fall into the feature. Keeping water features free from organic debris helps optimize water clarity and quality. This service continues though the year and is only paused if the feature is winterized.</p> <p>Service Includes:</p> <p>Water Treatments (Chlorine Shock, Algaecide, etc).</p> <p>Clean Skimmer (As Needed)</p> <p>Clean Skimmer Filter Pads (As Needed)</p> <p>Clean Bead/Cartridge Filter (As Needed)</p> <p>Clean/Remove Surface Debris</p> <p>Check Pump(s) for Proper Flow</p> <p>Check Automatic Fill Valve (As Needed)</p> <p>Check Filter Accessories (IonGen/UV/AOP) (Refills Sold Separately)</p> <p>Check Underwater Lights (Bulbs Sold separately)</p> <p>Check Water Conditions/Water PH Test</p> <p>Monitor & Apply Necessary Water Treatments (As Needed)</p> <p>Monthly Vacuuming</p> <p>Required Services (Additional Cost):</p> <p>Spring Clean Out / Start Up and Winter Prep / Shut Down (Winterize)</p> <p>Other Services (Additional Cost Upon Request):</p> <p>Shutdown/Winterize</p> <p>Replace Gravel/Cover Exposed Liner (River Rock)</p> <p>Bulb/Light Replacement</p> <p>Feature Epoxy Seal</p> <p>Advanced Leak Detection</p> <p>**AOP System is required for maintenance.</p> <p>Off-Cycle visits are billed at \$195 per hour. This includes anything outside of regular scheduled maintenance visits such as additional cleaning after storms, repairs, and operating the feature and/or equipment. The \$195 does not include water treatments, equipment, parts, or any other supplies. Our standard first hour rate is \$395 which we waive the \$200 trip fee for regular maintenance customers.</p>	1	\$275.00	\$275.00*



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A deposit of \$275.00 will be required to begin.

Subtotal	\$275.00
EXEMPT (0.0%)	\$0.00
Total	\$275.00

****COMMUNICATION GUIDELINES****

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Please review this estimate carefully, as it may differ from any verbal agreements. Due to uncertainties in product availability and pricing, estimates including products are only valid for 30 days from submission, after which pricing may need to be re-evaluated.

Due to high material costs and to secure today's pricing a 50% deposit is required to proceed with projects. Spring Cleanings require full payment for priority scheduling. Recreation Pond Construction requires a 35% deposit to schedule, 35% at project start, and 15% upon water filling, and remaining balance upon substantial completion (unless otherwise specified above). The remaining balance is due upon receipt of the final invoice. Products are ordered, and scheduling is finalized once a deposit is received. Checks are preferred; additional fees may apply for credit card transactions. Checks can be mailed to the address above with the invoice or estimate number. Service dates are subject to change due to weather and other conditions. Accounts over 30 days past due are subject to a 5% late fee per month. Accounts with a card on file will be automatically billed. Estimates assume normal working conditions and may change based on unforeseen conditions. Unexpected costs due to existing or concealed conditions are not included; please notify us in writing if you are aware of such conditions. Estimates do not account for poor site access, traffic management, bedrock, irrigation repair, site restoration, re-grading, groundwater issues, drainage issues, or material removal unless specified. Dimensions are liner dimensions, not post-rock placement, and are not guaranteed to be exact. Materra is not responsible for damaged plants near the construction area; we recommend relocating or potting them before service. Damaged grass will be repaired with overseed. Mark all sprinkler heads, drip lines, surface wiring, and remove yard decor to prevent damage. Customers are responsible for all fill/rinse water and power required for the project. Estimates do not include natural gas or electrical work unless stated. Materra, LLC is not responsible for permits required by local authorities or HOAs but can produce required documents for an additional fee. Homeowners must verify the safety of the installation and add any necessary safety signage/barriers during and after construction. For warranty and safety reasons, only Materra workers should work on the project during construction. Customers must contact local utilities to mark underground lines before service. Materra, LLC is not liable for injuries resulting from requested landscape features during or after construction (except for Materra workers).

Scheduling & Access:

Scheduling is based on estimate approval order and deposit. Projects are done in sequence and may be delayed if previous projects run over schedule—remember, this is an art! Rain, snow, and other conditions can also cause delays. Materra operates from 8 AM to 5 PM. Teams start loading for projects at 8 AM and may leave early to return by 5 PM or earlier for unloading. We are closed on weekends and most federal holidays, including the week between Christmas and New Year's. Locations with gate or security access restrictions must whitelist Materra Waterscapes for the project's duration. Same-day cancellations, being turned away on-site, or restricted access will incur a \$75 return fee.

Recurring Service:

Monthly service is supplemental; customers should monitor and service the water feature between our visits. Repairs, parts, and labor are NOT included in the recurring service fee. Additional services will be quoted per job. Repairs over \$100 require customer authorization in advance. Fish health issues? We are not Vets. Contact a professional for help such as: <https://www.drqandu.org/services/aquatic-pet-care>.

Construction:

Deposits on construction projects are generally non-refundable as they secure materials, equipment, and resources. Check with your salesperson regarding refund eligibility if you need to cancel your project. Work may halt if additional payments are not received per the schedule, and other projects may commence, incurring additional equipment transportation and other fees. Pond/Natural Pool dimensions are based on liner (pre-rock) dimensions. **Landscaping, Mulch, Flowers/Plants, Sprinkler Repair and Restoration is not included unless otherwise specified above.



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General:

Customers authorize Mattered, LLC to use video and photos of water features and surrounding areas for marketing purposes. Review estimates thoroughly before accepting, as they may differ from verbal discussions. Direct any questions to admin@materraservices.com. Mattered, LLC transfers factory warranties if available and offers a limited 1-year warranty starting from the final invoice date for non-maintenance related leaks and repairs. This warranty extends up to 3 years with bi-weekly recurring service, as long as the service remains active. Any lapse in service voids the extended warranty. Customer-provided products are not warranted. Warranty does not cover negligence or acts of God. Product warranties are subject to manufacturer approval. Pumps, lights, and accessories can be swapped at our office or during a paid service visit if covered by the manufacturer's warranty. Plants and fish are not warranted. By accepting this estimate verbally or online, you agree to our terms and conditions and accept being added to our mailing list. See all terms and conditions at www.materraservices.com. ### Legal Fees Clause

In the event that any legal action is required to enforce the terms of this contract, including but not limited to collection of unpaid balances, the customer agrees to pay all reasonable attorney fees, court costs, and any other expenses incurred by Mattered, LLC in connection with such action.

- This agreement is governed by the laws of the state in which Mattered, LLC is located.
- Any disputes arising out of or related to this agreement shall be resolved in the appropriate court in the jurisdiction where Mattered, LLC is located.
- The customer acknowledges and agrees that they have read, understood, and accepted all terms and conditions outlined in this contract.

Communication Guidelines:

Save the number (720) 815-3212 for all phone and text communications. This number is for existing customers only and is prioritized over our office number (303) 214-2688, which receives over 40 calls per day during the season.

Respect Mattered workers' cell phone numbers and use them only if necessary within business hours (9 AM-5 PM, Monday-Friday). Communication outside of business hours using worker cell phones may incur emergency fees. Call (720) 815-3212 and leave a message outside business hours if not an emergency, or email admin@materraservices.com.

For emergencies, call (800) 462-3041 and leave a message describing your issue. This number rings all managers simultaneously, and you will receive a callback as soon as possible. Note that this service may incur phone and/or onsite emergency fees.

Signed by:

Kevin Stadler

9DA5FF130BA041C...

4/16/2025

Initial

KS



www.SecurityCentralInc.com

We C.A.R.E.

✉ care@securitycentralinc.com

☎ 303-721-0111 | 303-721-6490 Fax

📍 67 Inverness Drive East, Unit B,
Englewood, CO, 80112



Project Proposal

Proposal #: 27255-1-0



Project Title:
Lakehouse Additions



Prepared For:
Andy
Southshore - Aurora Metro District
27151 E. Lakeview
Aurora, CO, 80016
metropublicsafety@comcast.net
(303) 981-4965



Proposal Date:
May 7, 2025



Proposal By:
Carly Beard
Client Services
carly@securitycentralinc.com
303-389-9166



Security
Intrusion



Keyless
Entry



Video
Surveillance



Monitoring
Services



Medical
Emergency



Fire
Safety



Flood &
Freeze



Project Details

Scope Summary

This proposal is for the installation of 5 additional cameras listed below and additional security equipment added the upper level gym at the Lakehouse.

Security Central will install and program the cameras to ensure that the adequate deterrence is utilized to keep the property safe.

Upper Level:

Security Central will add two cameras to the gym with Audio and Light Deterrence to warn gym users when the gym is closed. Additionally Security Central will add door contacts to the stairway door and hallway door along with 3 motion detectors to the upper level.

Main Level:

Security Central will add a camera to the banquet room.

Lower Level:

Security Central will add a camera to the lower level lobby and the lower bathroom hall way.

NOTE: Security Central will not be running wires to the lower or main level camera locations. Vandre Electric will supply a separate quote for that work. Once wires are in place, Security Central will install and program all existing cameras

Exclusions:

***Conduit and/or wire mold is not included in this proposal unless noted below. If requested and/or required, additional fees will be applied.**

***Scissor/Boom lift not included in this proposal. If required, additional fees will apply.**

***Any drywall repairs, patching, and/or painting that result from the installation of the video surveillance system.**

***The video surveillance system does not include an uninterruptible power supply (UPS) to provide power during a power outage. If desired, one can be purchased for an additional cost, or the customer can provide their own.**

Upper Floor Security :

\$1,424.39

Equipment & Services:

QTY	Description	Location	Unit Price	Ext.Price
2	Wireless Door Contact	Third floor gym stair door and hallway door	\$35.85	\$71.70
2	Wireless 360 Ceiling Mount PIR	One in fitness room one in the upper lobby	\$173.23	\$346.46
1	Wireless Repeater	Third floor storage room, library or gym	\$225.23	\$225.23
1	Wireless PIR	Fitness Octogon - third floor	\$64.00	\$64.00

Labor:

QTY	Description	Ext.Price
4.5	Security Tech Labor	\$625.50
.46	Project Mgt.	\$91.50

Equipment Subtotal	\$707.39
Labor Subtotal	\$717.00
Upper Floor Security SubTotal	\$1,424.39

50% Deposit Required

Upper Floor Cameras :

\$3,611.67

Equipment & Services:

QTY	Description	Location	Unit Price	Ext.Price
2	4k Turret Camera with light and audio deterrence	Upper floor gym final locations tbd	\$473.72	\$947.44
2	MVD Wall Mount w/Junction Box	with each camera	\$52.29	\$104.58
1	5 Port POE Switch	With Audio Equipment in Gym	\$92.29	\$92.29

Labor:

QTY	Description	Ext.Price
12	Video Tech Labor	\$2,340.00
.64	Project Mgt.	\$127.36

Equipment Subtotal	\$1,144.31
Labor Subtotal	\$2,467.36
Upper Floor Cameras SubTotal	\$3,611.67

50% Deposit Required

Main Floor Cameras :**\$962.60*****Equipment & Services:***

QTY	Description	Location	Unit Price	Ext.Price
1	Turret Cam, 2.8mm, IR, 8MP	Banquet Hall Camera	\$328.28	\$328.28
1	MED Wall Mount	With Camera	\$52.29	\$52.29

Labor:

QTY	Description	Ext.Price
3	Video Tech Labor	\$537.00
.23	Project Mgt.	\$45.03

Equipment Subtotal \$380.57

Labor Subtotal \$582.03

Main Floor Cameras SubTotal \$962.60

50% Deposit Required

Bottom Floor Cameras :

\$1,931.58

Equipment & Services:

QTY	Description	Location	Unit Price	Ext.Price
2	Turret Cam, 2.8mm, IR, 8MP	Lower Lobby and Lower Bathroom Hall	\$328.28	\$656.56
2	MED Wall Mount w/Junction Box	With each camera	\$52.89	\$105.78

Labor:

QTY	Description	Ext.Price
6	Video Tech Labor	\$1,074.00
.48	Project Mgt.	\$95.24

Equipment Subtotal	\$762.34
Labor Subtotal	\$1,169.24
Bottom Floor Cameras SubTotal	\$1,931.58

50% Deposit Required



Other Information

- Additional detection coverage and protective services are available for an additional fee.
- All equipment installed by Security Central is warranted for one year unless extended warranty/maintenance services are purchased. Company provides no warranty of existing equipment.
- Installation of conduit, high-voltage electrical connections, and phone/internet services are EXCLUDED from this proposal unless specifically noted in scope of work.
- Customer must provide unobstructed access to system areas for installation and servicing of devices. Customer must dedicate adequate personnel and equipment resources to ensure that all furniture, merchandise, and equipment are moved away from system device locations. Additional trip charges and labor charges may apply if device areas are not accessible at scheduled time.
- Some jurisdictions require alarm user permits for police response. S.C.I. will register Customer location for the required permit, if applicable, but Customer is responsible for payment of any permit fees.
- Company will provide one-hour service call to reprogram and test existing system. If the system cannot be completely reprogrammed and tested within that initial time, additional labor charges will apply at current service rates.
- Customer is responsible for ensuring adequate lighting is available to maintain desired picture quality, even when light-enhancing video technology is utilized.
- Customer must supply a table, shelf, or computer rack for video recorder/server and power outlets for video system equipment. Power outlets should be connected to an Uninterruptible Power Supply (UPS).
- Customer must supply internet connection with available public static I.P. address(es) for system equipment. Customer is responsible for all computer network hardware and programming to enable remote viewing of video cameras.

Services Agreement

This Agreement is dated May 7, 2025 between Security Central, Inc. (the "Company" or "we") and you ("you" or the "Customer"). This Agreement covers the system(s) listed on the attached "Proposal" or any existing system(s) the Company takes over from another company (collectively, the "System") and any services set forth in the Proposal and further described below (the "Services") for the following location and any additional locations at which Customer requests and accepts Services from the Company (collectively, the "Premises"). The Company has written this Agreement in simple, easy-to-read language because it wants the Customer to understand it. Please feel free to ask any questions.

Service Location:

The Lakehouse at Southshore
 27151 E. Lakeview
 Aurora CO, 80016
 metropublicsafety@comcast.net

Billing Location:

Southshore - Aurora Metro District
 27151 E. Lakeview
 Aurora CO, 80016

Proposal No: 27255-1-0

Proposal Date: May 7, 2025

Summary: This Agreement is a legal document and is necessary because we live in a litigious society. But we believe in being simple, open, and honest. Therefore, we would like to provide a brief summary of some of the important issues addressed in the following pages.

1. You are choosing to purchase the security products and services listed below to help reduce and manage, but not eliminate, your risks in a dangerous world. You agree to subscribe to our services for the full initial term of this Agreement; and we have based our pricing on your promise to do so.
2. Your System is one minor part of your total risk management program. Therefore, your expectation of our liability needs to be equally small. You can purchase more security such as armed guards and additional insurance if you feel your situation warrants more protection.
3. Alarm systems are intended to detect damaging events, but they do not prevent the damage from occurring. You pay your insurance company to insure you against losses such as theft, fire, flood, etc. But your insurance company or others may try to sue us for damages or losses at your property. You agree to protect us from them doing so.

Services Purchased

Systems	
Upper Floor Security	\$1,424.39
Upper Floor Cameras	\$3,611.67
Main Floor Cameras	\$962.60
Bottom Floor Cameras	\$1,931.58
Total Investment	\$7,930.24

50% Deposit Required

Services	
Upper Floor Security	\$0.00
Upper Floor Cameras	\$0.00
Main Floor Cameras	\$0.00
Bottom Floor Cameras	\$0.00
Total Monthly Services	\$0.00

Minimum Initial term for Recurring Services 0 months



Services Details

Subject to the Terms and Conditions herein, the Company will provide the Services as set forth in the Proposal and further described below. The Company will only provide Services that the Customer has requested and paid for in accordance with the fees set forth in the Proposal. Some or all of the Services described below may not apply to your particular Proposal. If you would like any of the Services described below that are not included in your Proposal, please notify us immediately so we may modify your Proposal.

Installation/Purchase. The Company agrees to sell the System and the Customer agrees to pay for the System in accordance with the terms of each Proposal. The Company will own the System until the Customer pays for the System in full. After the final payment, all right, title and ownership in the System shall pass to Customer, except for the transmitting software and any radio communication equipment which contain the Company's proprietary data and which the Company will retain ownership in and always own.

The Company agrees to install the System and the Customer agrees to pay the installation charge set forth in each Proposal. The Company assumes no responsibility for any delay in installation.

The Customer must furnish all power, lighting, and communications equipment and infrastructure that is needed for the System to operate properly. The Customer is solely responsible for all power, internet, phone/cellular communications, and/or other utility charges.

If the System includes video cameras and/or audio recording, the Customer agrees to (i) comply with all privacy rights and laws and not permit the System to be used where any person may have a reasonable expectation of privacy or in any unlawful manner; (ii) inform all persons on the Premises that they may be monitored by video/audio equipment; and (iii) use the System exclusively for security and/or management purposes.

The Customer must notify the Company of any hazardous materials or other environmental concerns at the Premises which could affect the Company's work or personal safety of workers and/or occupants.

If the System includes commercial fire alarm equipment, the system design is contingent upon approval by the authority having jurisdiction. Any required changes to the proposed System design will result in a price adjustment. The Customer must provide CAD drawings of the Premises that can be used for fire alarm engineering and permitting purposes. If adequate CAD drawings are not available, additional engineering charges will apply. Independent systems that must be connected to the fire alarm monitoring system, i.e. fire sprinkler systems, HVAC shutdown, etc., and their connections to the fire alarm System are excluded from this Agreement and must be provided by others.

The Customer must notify the Company in writing of any problems with the System installation within 30 days after the installation. See Section 3 for additional details on Limited Warranty. The Customer must pay for any additions or changes to the System beyond those shown on the Proposal.

The amount of the deposit required upon execution of this Agreement is \$3,965.12.

Your total payment for the recurring Services during the initial 0 term of this Agreement is \$0.00 (plus any applicable taxes), which is the amount of the monthly services payment multiplied by the number of months in the initial term of this Agreement. THERE IS NO FINANCE CHARGE OR COST OF CREDIT (0% APR) ASSOCIATED WITH THIS AGREEMENT. There are no prepayment penalties associated with the purchase or lease of the System or Services.



Terms & Conditions

1. LIMITATION OF THE COMPANY'S LIABILITY. IF THE COMPANY IS FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO ITS NEGLIGENCE, GROSS NEGLIGENCE (TO THE EXTENT PERMITTED BY INDIVIDUAL STATE LAW), OR THE FAILURE TO PERFORM ITS OBLIGATIONS IN THIS AGREEMENT, INCLUDING INSTALLING, MONITORING, REPAIRING OR TAKING OVER THE SYSTEM, IN ANY RESPECT AT ALL, THE COMPANY'S MAXIMUM LIABILITY WILL BE THE GREATER OF \$1,000 OR SIX (6) MONTHS OF SERVICE FEES PAID. THE COMPANY WILL ASSUME A GREATER LIABILITY, BUT ONLY FOR AN ADDITIONAL CHARGE TO BE AGREED UPON BY THE CUSTOMER AND THE COMPANY. IF THE COMPANY DOES SO, A RIDER WILL BE ATTACHED TO THIS AGREEMENT.

THE COMPANY EXPRESSLY DENIES ALL LIABILITY FOR ANY OTHER LOSS OR DAMAGE WHICH MAY OCCUR PRIOR TO, AT OR AFTER SIGNING THIS AGREEMENT. THIS INCLUDES LIABILITY BASED ON CONTRACT, TORT, NEGLIGENCE, WARRANTY (INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE), THEFT OR UNAUTHORIZED USE OF YOUR CONFIDENTIAL INFORMATION OR YOUR PERSONALLY IDENTIFIABLE INFORMATION (TO THE EXTENT PERMITTED BY INDIVIDUAL STATE LAW), SUBROGATION, CONTRIBUTION OR INDEMNIFICATION, AND ANY OTHER THEORY OF LIABILITY.

THIS EXCLUSION SPECIFICALLY COVERS LIABILITY FOR: LOST PROFITS; LOST OR DAMAGED PROPERTY; LOSS OF USE OF PROPERTY OR THE PREMISES; GOVERNMENTAL FINES AND CHARGES; AND THE CLAIMS OF THIRD PARTIES. ALSO COVERED BY THIS EXCLUSION ARE THE FOLLOWING TYPES OF DAMAGES: DIRECT, INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL (DAMAGES THAT RESULT FROM AN ACT, BUT DO NOT DIRECTLY RELATE TO THE ACT) AND PUNITIVE (DAMAGES USED TO MAKE AN EXAMPLE OF SOMEONE). SHOULD THERE ARISE ANY LIABILITY ON THE PART OF THE COMPANY OR REPRESENTATIVES FOR ANY LOSS, DAMAGE, OR EXPENSE, THE LIMITATION OF LIABILITY ABOVE SHALL APPLY. THE CUSTOMER ACKNOWLEDGES THAT, FOR AN ADDITIONAL FEE, THE CUSTOMER MAY OBTAIN ADDITIONAL PROTECTION FOR THE PREMISES, INCLUDING ALTERNATE ALARM COMMUNICATION METHODS.

2. Insurance. The Customer understands that THE COMPANY IS NOT AN INSURER. The Customer is responsible for obtaining all insurance the Customer thinks is necessary, including coverage for personal injury and property damage. The payments the Customer makes under this Agreement are not related to the value of the Premises or the Customer's possessions, but rather are based on the cost of the System and the Company's services.

The Customer releases the Company from any liability for any event or condition covered by the Customer's insurance and waives any rights Customers' insurance company may have to be reimbursed by the Company for money paid to you or on your behalf

The Customer understands that the System is designed to reduce, but not eliminate, certain risks. The Company does not guaranty that the System will prevent personal injury, unauthorized entrances, fire and smoke damage to the Premises, or other damage. The Company assumes no liability for those risks.

3. Limited Warranty.

(a) For 12 months from the date of this Agreement, or as long as Extended Warranty and Repair Services are purchased, the Company warrants that if any part of the System installed by the Company does not work because of a defect or because of ordinary wear and tear, the Company will repair or replace that part at no charge to the Customer. The Company may use reconditioned parts in making repairs, but the Company warrants the replacement parts only for the remainder of the warranty period.

This limited warranty does not cover batteries in wireless devices or existing System components, nor does it apply if the System has been damaged by acts beyond the Company's control. Such acts include accidents, power surges, misuse, lack of proper maintenance, unauthorized changes or acts of God (including lightning, fires, earthquakes, tornadoes, hurricanes, floods, etc.).

The Customer must notify the Company of any problem the Customer claims the Company's limited warranty covers within the warranty period. The Company will repair the problem as soon as it reasonably can after it receives the Customer's notice.

(b) This limited warranty is the only warranty the Company makes, is made only if the Company installed the System, and takes the place of all other warranties whether express or implied. **NO EXPRESS OR IMPLIED WARRANTIES EXTEND BEYOND THE FACE OF THIS AGREEMENT. THE COMPANY MAKES NO IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

The Company does not promise that the System or the services cannot be compromised or that they will always provide the intended signaling, monitoring or other service. If a court decides the Company has given the Customer any implied warranty, it will extend only for the length of the limited warranty period.

Some states do not allow limitations on how long an implied warranty lasts or the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to the Customer. This limited warranty gives the Customer specific legal rights. The Customer may also have other legal rights that vary from state to state.

4. Customer's Protection of Company. This Agreement is intended only for the Customer's benefit; it does not include any other third parties. The System and Services included in this Agreement are intended to detect but not prevent damaging events. Therefore, the Customer agrees to protect/indemnify, defend and release the Company and the Company's related parties from liability against all third party claims or losses (including reasonable attorneys' fees) brought against the Company which relate to the System or the Services. The Company's related parties include the Company's employees, agents and subcontractors.

This protection/indemnity covers claims brought against the Company by the Customer's insurance company. It also includes claims arising under contract, warranty, negligence, or any other theory of liability.

The Customer's duty to protect/indemnify the Company, however, does not apply to claims based on injuries to third parties or to their property that occurred while the Company's employees were on the Premises and which were caused solely and directly by those employees.

In case of any third party claim or loss covered by the Customer's insurance, the Customer agrees not to look to the Company or the Company's related parties for reimbursement. The Customer waives any rights that the Customer's insurance carrier or others claiming through the Customer may have against the Company or the Company's related parties.

5. The Customer's Agreements. The Customer has the authority to sign this Agreement and in doing so will not violate any other agreement. The Customer is not aware of any hazardous conditions on the Premises. The Customer agrees to prevent false alarms and assume responsibility for them as well as any third-party alarm registration or application fees. If the Company notifies the Customer of a malfunction or excessive signals, the Customer will disconnect the System until the Company can repair it. In the event that the Customer is unwilling or unable to disconnect the System to prevent excessive signals from being transmitted to the Company, the Company will have the right to charge the Customer \$1.00 per signal received in excess of 20 signals within a 24-hour period. The Company may also terminate this Agreement with 10 days written notice in the event of excessive signals, alarms, and/or calls.

The Customer will not tamper or interfere with the System, nor permit others to do so. You agree, for yourself and as the authorized agent of your family, guests, agents, servants, representatives and employees, that the Company can record, retrieve, review, copy, disclose and use all communications, including all telephone, video, wire, oral, electronic and other forms of transmission or communication, with the Customer and/or the Customer's representatives in the normal course of the Company's business. Certain federal and state laws prohibit interception and recording of telephone calls and other oral communications by electronic means, including the interception and recording of telephone calls and other oral communications by the System at the Premises. You, for yourself and any other person contacting Company or the monitoring facility or whose communication is received from the System, whether by Company or the monitoring facility (collectively, "Users"), consent to the interception, recording, disclosure and use of the contents of any telephone call, other oral communications or video in connection with the Services. In addition, you shall notify all Users with respect to any such interception, recording, disclosure or use. **YOU SHALL NOT INTERCEPT OR RECORD ANY ORAL COMMUNICATION OF ANY PERSON WITHOUT HAVING SUCH PERSON'S PERMISSION TO DO SO.**

The Customer will test the System at least once a month, as well as when changes are made to its communication services or the Premises. The Customer will immediately notify the Company of any changes to its phone services, internet services, and/or computer network configuration, or of any problems with the System. The Customer will contact the Company to arrange for periodic inspection and test services if/when such services are required or desired.

The Customer agrees that the Company can make programming data changes to the Customer's System concerning operation of the System.

The Customer will pay the Company its then-current charges for doing any work not covered by this Agreement, including paying the Company's minimum service charge if the Company cannot enter the Premises at the scheduled time. Any additional requested equipment and/or services will be provided under the terms of this Agreement except that additional charges will apply. The Customer's obligations continue even if the Customer sells or leaves the Premises.

If the Customer has subscribed to a third-party application (an "App"), the Customer agrees to only use the App according to the terms of the applicable App licensing agreement and/or terms and conditions. The Customer understands that the App is developed and maintained by a third party and the Company does not warrant in any way the operation of the App or any existing or continued compatibility of the App with the Company's System and shall not be liable for any damages incurred by the Customer arising from or related to the App.

As long as the Customer subscribes to the Company's internet-based web services, the Company grants to the Customer a non-exclusive license to use the Company's website portal, subject to the terms and use of the portal, via the internet solely to access, input, and modify the Customer's account information and System data. The Customer is solely responsible for the accuracy and effect of the data that the Customer enters and for any omissions relating thereto. The Company's website portal is provided "AS IS" without any express or implied warranties. The Customer agrees that the Company may terminate the Customer's license and portal access immediately without notice upon termination of this Agreement or if the Company determines that the Customer is using the services improperly, illegally, or in any other manner which is detrimental to the Company and/or its customers and suppliers.

6. The Customer's Default. If the Customer fails to perform its obligations, the Company will give the Customer written notice of default. If the Customer does not fix the default within 30 days, the Company can end this Agreement. If this Agreement is canceled or otherwise terminated prior to the expiration of the term of this Agreement for any reason, the Customer must pay the Company: (a) all amounts then due; (b) 90% of the amount due the Company for the remainder of this Agreement (as an agreed-upon amount of damages and not as a penalty); and (c) the Company's reasonable collection costs, including attorneys' fees.

If this Agreement is ended for any reason, the Customer authorizes the Company to suspend all services, ignore all signals received from the System, and/or disconnect/shut-down the System to prevent it from communicating with the Company's equipment. In addition, the Company can peacefully enter the Premises and remove its equipment without any obligation to repair, restore, or redecorate the Premises if the installation and purchase charges have not been fully paid. If the Company waives any default by the Customer that does not mean the Company waives later defaults. Any waiver by the Company must be in writing.

The Customer grants the Company a security interest in any property the Company installs on the Premises in order to secure payment of the purchase price, SaaS payments, or performance under this Agreement. The Customer must return such property if it does not fully pay for it or fails to pay SaaS installments. If the Customer does not return such property, the Company will ask a court to force the Customer to do so. The Company has the rights of a secured party under the Uniform Commercial Code.

7. System Charges. The Customer agrees to pay all charges associated with the System and Services, including the initial payment, recurring services, licenses, taxes, SaaS payments, fines and other assessments, including sales taxes. The Customer authorizes the Company to electronically charge the Customer's bank account, debit card, or credit card account for the periodic service charges due under this Agreement. The Company's fees are based upon existing taxes and charges, and the Company can increase the Company's fees to reflect changes in these taxes or charges.

After the initial term of this Agreement as specified in the Services Details, the Company can increase the Company's fees by a cumulative annual amount of up to 8% or the most recent annual CPI for the Denver Metro Area, whichever is greater, in addition to any increases due to taxes or charges.

8. Contact Information. You expressly authorize the Company to contact you at the phone number, email address or other contact information you have provided, including through the use of an automated dialing system, SMS message (texts), email, pre-recorded or artificial voice, voicemail and/or facsimile for marketing communications and all communications related to servicing or administering your account with the Company, including, without limitation, communications about your System, this Agreement, the Services, billing, collections, promotions, advertisements and information regarding any of our current or future partners, and/or our partners products or services, whether related to your System or not. Your consent to receive marketing communications is not required as a condition of purchase. Message and data rates may apply. You may revoke this authorization by a signed writing mailed return receipt to Security Central, Inc., 67 Inverness Dr. East, Unit B, Englewood, CO 80112.

9. Transfers. The Customer cannot transfer this Agreement without the Company's consent. With the Company's consent, the Customer can transfer the agreement to a new service location or to a new property owner. The Company, however, can transfer this Agreement or subcontract its obligations without the Customer's consent. If the Company does so, anyone to whom the Company transfers or subcontracts its obligations will have all of the Company's rights. The Company is not responsible, however, for any work, including monitoring, which is done negligently by any third party.

10. Term. Following completion of the initial term of this Agreement, the Agreement shall continue on a month-to-month basis as long as Services are being provided to the Customer and Customer continues to pay for those Services. The Customer or the Company may terminate this Agreement by notifying the other party at least 30 days prior to the end of the then-current term. It is critical that the Customer give any termination notice in a timely manner.

11. Notices; Limitation on Lawsuits; Jury Trial. Unless otherwise indicated, all notices must be in writing.

The Customer must bring any claim against the Company within 1 year after the claim arose. If the Customer does not, the Customer has no right to sue the Company and the Company has no liability to the Customer for that claim. It is critical that the Customer bring any claim in a timely manner.

The provisions of this Agreement which apply to any claim remain in effect even after this Agreement ends. **THE COMPANY AND THE CUSTOMER BOTH GIVE UP THEIR RIGHT TO A JURY TRIAL. TO THE EXTENT PERMITTED BY LAW, THE CUSTOMER AGREES THAT IT WILL NOT BRING ANY CLASS ACTION LAWSUIT AGAINST THE COMPANY OR BE A REPRESENTATIVE PLAINTIFF OR PLAINTIFF CLASS MEMBER IN ANY SUCH LAWSUIT.**

12. Miscellaneous. This Agreement contains the entire understanding between the Customer and the Company and replaces any other documents or discussions the Company previously had with the Customer. This Agreement is not binding on the Company until the Company or its authorized agent signs it or begins installation or service. This Agreement is governed by Colorado law. Electronic signatures and electronic copies of this Agreement are binding on the parties. The Customer authorizes the Company to convert this Agreement to an electronic format and to destroy all original written documents. The electronic copy shall be legally equivalent to the original.

If the Company does not approve this Agreement, the Company's only obligation is to refund any payments the Customer has made. Any equipment or services the Company provides to the Customer in the future are subject to the terms of this Agreement, as so amended. This Agreement cannot be changed except by a writing that both the Customer and the Company sign. Any changes to this Agreement must be signed by a corporate officer of the Company.

If any provision of this Agreement is found to be invalid, the remaining provisions are still effective. The word "including" means "including without limitation." Except for monitoring, the Company will only do work during the Company's normal business hours of 8:00 a.m. to 5:00 p.m. on weekdays, excluding holidays the Company observes. All schedules and attachments are a part of this Agreement.



Customer Acceptance #27255-1-0

Lakehouse Additions



EFT Payment Authorization

As duly authorized signer on the financial institution account identified below, I authorize Security Central Inc. to perform electronic fund transfer debits and/or credits from my account identified below for payments due now and in the future including, but not limited to, deposits on new work requested, completion of work performed, recurring service fees, repairs, and permits: ☐ Monthly ☐ Quarterly ☐ Annually

Bank Account # / CC # _____ Exp Date: _____ CSV Code: _____ CC Zip Code _____

Bank Name and Routing Number (or attach voided check) _____



Monitoring Notification List

For monitoring service customers, please complete the Notification list below. This notification list is the instructions we will follow when we receive an alarm signal from your location. Please provide atleast two contact people with all available contact information and password. Contact us if you need assistance completing the Notification List.

Notification List			
	Name	Hm/Wk/Cell Phone #	Email Password
1.			
2.			
3.			
4.			
5.			

THE CUSTOMER ACKNOWLEDGES THAT IT HAS RECEIVED A COPY OF THIS AGREEMENT AND ALL ITS ATTACHMENTS. THE CUSTOMER ACKNOWLEDGES THAT IT HAS READ AND UNDERSTOOD THIS AGREEMENT, ESPECIALLY THOSE SECTIONS ABOVE RELATING TO ITS PROTECTION OF THE COMPANY AND THE COMPANY'S LIMITED LIABILITY AND WARRANTY.

(CONSUMER TRANSACTIONS ONLY) YOU MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. PLEASE SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT, IF APPLICABLE.

Southshore - Aurora Metro District

SECURITY CENTRAL, INC.

Customer Printed Name _____ Title _____

Carly Beard

Security Central Representative

Customer Authorized Signature _____ Date _____

Security Central Inc. Authorized Signature _____



Vandre Electric & Refrigeration Co.

"Serving the Denver Metro Area Since 1953"

4420 Allison Street, Suite B • Wheat Ridge, CO 80033 • Phone: 303-777-2318 • Fax: 303-484-5441

April 11, 2025

Security Central, Inc.
67 Inverness Drive E
Suite B
Englewood, CO 80112

Attention: Curtis Cheatwood Phone: 303-721-0111 Email: curtis@securitycentralinc.com
Estimate Number: 90914
Project Location: The Lighthouse at Southshore 27301 E Southshore Drive, Aurora, CO 80016
Scope of Work: New electrical conduits for the cameras.
Estimated Amount: **\$6,968.00** *See Terms & Conditions*

This proposal is based on the job walk-through with Security Central Representative on 4/1/25.
Vandre Electric and Refrigeration Company proposes the following work for the above captioned project location:

1. Supply and install up to five (5) Cat5 cables for the security cameras.
2. At two locations on the main level, install surface mounted conduit and pull in one (1) Cat5E cable to each camera. The locations are one in the kitchen and the second location is at the walkway by the tower.
3. Install two (2) 2G boxes provided by Security Central, one box per camera.
4. At the open ceiling the cables will be exposed, installed without pipe.
5. The other three cables will be installed at the lower level. The locations are one by the exterior door, the second one at the booths, and third one at the hallway to the restrooms. All cables will be exposed, installed without pipe.
6. All cables will originate at the main floor wiring closet.

Notes:

- This proposal assumes that Vandre Electric will be able to penetrate the exterior wall and the lower floor and between the first and second levels outside. Also, we assume that we will be able to fish the wire through the finished ceiling of the hallway to the restroom area. If additional work is needed, the change order will be provided. Drywall repairs may be required. These repairs are not a part of this proposal.

Terms and conditions of this estimate:

- 1) This proposal excludes the following:
 - A) Any work not specifically listed above.
 - B) Any repairs to existing deficiencies not listed above.

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Estimate #90914 Continued:

- C) Any additional work and/or materials generated by a change in the scope of work. All additional work shall be billed on a Time and Material basis unless arrangements are made to quote the additional work with an Electrical Supervisor.
 - D) Any additional work and/or upgrades generated by the building department, utility company, electrical engineer and/or their representatives.
 - E) Any utility company fees.
 - F) Any additional work in case of hazardous material testing, abatement and/or removal.
- 2) This estimate is based on the existing circuitry being in a usable and stable condition.
 - 3) This estimate may be invalid if not accepted within 30 days.
 - 4) All work shall be performed during normal business hours (Monday through Friday 7 A.M to 5 P.M.).
 - 5) Nothing in this agreement shall require Seller (**Vandre Electric and Refrigeration**) to continue performance if timely payments are not made for suitably performed work or stored material. The Buyer (**Security Cenral/ Lighthouse At Southshore**) is to prepare all work areas so as to be acceptable for the Seller under contract. The seller will start work when sufficient areas are ready to insure continued work.
 - 6) This proposal is in accordance with the seller's understanding of the requirements of this project from information received from the buyer, or its agent, and if written plans and specifications are furnished, the seller's interpretation of them.
 - 7) The seller assumes no responsibility as to the accuracy or suitability of such plans and specifications. It is further understood and agreed that this proposal and contract does not include any labor, or materials not specifically mentioned. Unless otherwise provided in the plans and specifications, the seller shall have the right to select all materials. When specified materials are unavailable, the seller shall have the right to substitute materials of equal or better quality.
 - 8) Nothing in this agreement shall serve to void Seller's right to file a lien or claim on its behalf in the event that any payment is not timely made.
 - 9) No work shall commence until Vandre Electric has received a signed copy of this quote.
 - 10) Payment, 50% down to start and final due upon completion with approved credit, and or card on file.
 - 11) All sums not paid when due shall bear interest at the rate of 2% per month (24% per annum) or the maximum legal rate permitted by law, whichever is less. The buyer shall pay all costs of collections, including reasonable attorney fees.
 - 12) All workmanship is guaranteed against defect for a period of thirty days from the date of installation. This warranty is in lieu of all other warranties, expressed or implied. The exclusive remedy shall be that the seller will repair or replace any part of its work which is found to be defective. The seller will not be responsible for damage to its work by other parties or for improper use of equipment by others.
 - 13) Acceptance of this proposal by the buyer shall be acceptance of all terms and conditions recited herein, which shall supersede any conflicting terms in any other proposal. Any of the buyer's terms and conditions in addition or different to this proposal are objected to and shall have no effect. The buyer's agreement herewith shall be evidence by the buyer's signature hereon or by permitting the seller to commence work for the proposed project.

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Estimate #90914 Continued:

- 14) Due to market conditions all materials are subject to price increase at any time unless this quote expressly states that pricing for any item is firm or fixed.

If you have any questions, please call me at (303) 229-1617. Thank you for the opportunity to quote this work.

Sincerely,

Vitaliy Kupin

Vitaliy Kupin
Electrical Supervisor

Accepted: _____ Date: _____
Authorized Agent for The Lighthouse at Southshore 27301 E Southshore Drive, Aurora, CO
80016



Vandre Electric & Refrigeration Co.

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May 12, 2025

The Management Trust
3091 South Jamaica Court
Suite 100
Aurora, Colorado 80014

Attention: Fernando Chaves Phone: 983-777-9589 Email: Fernando.chaves@managementtrust.com

Estimate Number: 90955

Project Location: Lakehouse at 27301 E. Southshore Dr. Aurora, CO. 80016

Scope of Work: Remove soffit receptacle circuit from the lighting controller.

Quote amount: \$1,285.00

See Terms & Conditions

Vandre Electric and Refrigeration Company proposes the following work for the above captioned project location:

1. Trace out the circuit controlling the seven (7) soffit receptacle on the upper deck that are currently controlled by the lighting timer and convert them to be energized 24 hours.

Note: This quote is based on the assumption that the receptacles are on a dedicated circuit, however it is possible that there are some building lights on this circuit as well. To separate the building lights from the receptacle would require additional work. If this is the case Vandre Electric shall provide an additional proposal for the additional work before continuing.

Terms and conditions of this estimate:

- 1) This proposal excludes the following:
 - A) Any work not specifically listed above.
 - B) Any repairs to existing deficiencies not listed above.
 - C) Any additional work and/or materials generated by a change in the scope of work. All additional work shall be billed on a Time and Material basis unless arrangements are made to quote the additional work with an Electrical Supervisor.
 - D) Any additional work and/or upgrades generated by the building department, utility company, electrical engineer and/or their representatives, and any permit fees.
 - E) Any additional work in case of hazardous material testing, abatement, and/or removal.
 - F) Any repairs, alternations and/or replacement of private underground utilities that may be damaged as a result of excavating, saw cutting, jack hammering, etcetera.
- 2) This estimate is based on the existing circuitry being in a usable and stable condition.
- 3) This estimate may be invalid if not accepted within 30 days.
- 4) All work shall be performed during normal business hours (Monday through Friday 7 A.M to 5 P.M.).
- 5) Nothing in this agreement shall require Seller (**Vandre Electric and Refrigeration**) to continue performance if timely payments are not made for suitably performed work or stored material. The Buyer (**The Management Trust**) is to prepare all work areas so as to be acceptable for Seller under contract. The seller will start work when sufficient areas are ready to insure continued work.
- 6) This proposal is in accordance with the seller's understanding of the requirements of this project from information received from the buyer, or its agent, and if written plans and specifications are furnished, the seller's interpretation of them.

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Quote number 90955, continued:

- 7) The seller assumes no responsibility as to the accuracy or suitability of such plans and specifications. It is further understood and agreed that this proposal and contract does not include any labor, or materials not specifically mentioned. Unless otherwise provided in the plans and specifications, the seller shall have the right to select all materials. When specified materials are unavailable, the seller shall have the right to substitute materials of equal or better quality.
- 8) Nothing in this agreement shall serve to void Seller's right to file a lien or claim on its behalf in the event that any payment is not timely made.
- 9) No work shall commence until Vandre Electric has received a signed copy of this quote.
- 10) Payment, 50% down to start and final due upon completion with approved credit, and or card on file.
- 11) All sums not paid when due shall bear interest at the rate of 2% per month (24% per annum) or the maximum legal rate permitted by law, whichever is less. The buyer shall pay all costs of collections, including reasonable attorney fees.
- 12) All workmanship is guaranteed against defect for a period of thirty days from the date of installation. This warranty is in lieu of all other warranties, expressed or implied. The exclusive remedy shall be that the seller will repair or replace any part of its work which is found to be defective. The seller will not be responsible for damage to its work by other parties or for improper use of equipment by others.
- 13) Acceptance of this proposal by the buyer shall be acceptance of all terms and conditions recited herein, which shall supersede any conflicting terms in any other proposal. Any of the buyer's terms and conditions in addition or different to this proposal are objected to and shall have no effect. The buyer's agreement herewith shall be evidence by the buyer's signature hereon or by permitting the seller to commence work for the proposed project.
- 14) Due to market conditions all materials are subject to price increase at any time unless this quote expressly states that pricing for any item is firm or fixed.

If you have any questions, please call me at (303) 777-2318. Thank you for the opportunity to quote this work.

Sincerely,

Daryl Forshey
Lead Electrician

Accepted: _____ Date: _____

Authorized Agent for The Management Trust/ Lakehouse at Southshore 27301 E. Southshore Dr. Aurora, CO 80016



www.SecurityCentralInc.com

We C.A.R.E.

✉ care@securitycentralinc.com

☎ 303-721-0111 | 303-721-6490 Fax

📍 67 Inverness Drive East, Unit B,
Englewood, CO, 80112



Project Proposal

Proposal #: 27678-1-0



Project Title:

Elevator Phone Monitoring



Prepared For:

Attention: Hernan Buenfil

Southshore - Aurora Metro District

27151 E. Lakeview

Aurora, CO, 80016

hernan.buenfil@managementtrust.com

(303) 750-0994 Ext. 2367



Proposal Date:

May 22, 2025



Proposal By:

Carly Beard

Client Services

carly@securitycentralinc.com

303-389-9166



Security
Intrusion



Keyless
Entry



Video
Surveillance



Monitoring
Services



Medical
Emergency



Fire
Safety



Flood &
Freeze



Project Details

Scope Summary

This proposal is for the installation of Security Central's Elevator Communications Interface (ECI) for Southshore Lakehouse located in Aurora, CO. Security Central will install one ECI for the onsite elevator.

Your elevator is required by code to have an operable Life Safety communications phone/call box to alert the authorities in case of an emergency.

The existing analog elevator phone lines are currently not working and dialing out. As a replacement to analog phone lines Security Central will provide a code compliant Life Safety Cellular Communicator on a dedicated First Responder Life Safety Network that will work with your existing analog elevator phone.

The Elevator Communications Interface (ECI) will be installed in the main telephone equipment room (MDF) and be direct connected to the existing elevator phone. Our ECI will provide the dial tone, power and communications path to our monitoring station.

Notes and Exclusions:

- Electrical outlets for the Elevator Communications Interface (ECI) devices are required and must be available and operational before our installers began the installation.
- Cabling between the elevator control/motor interface and the MDF.
- Elevator Call Box Programming or Monitoring is not included in this proposal and can be provided if desired.
- All on site work is to be completed M-F 8 am to 5 pm.

Elevator Communications:

\$846.00

Equipment & Services:

QTY	Description	Location	Unit Price	Ext.Price
1	Life Safety Elevator Communications over ATT&T First Net Responder network.	TELCO room next to the Sprinkler riser	\$349.00	\$349.00

Labor:

QTY	Description	Ext.Price
3	Fire Tech Labor	\$297.00
.5	Project Mgt.	\$0.00

Chargeable Items:

QTY	Description	Ext.Price
1	Activation Fees	\$200.00

Monthly Recurring Services:

Description	Ext.Price
Elev/Emg Cellular Monitoring	\$49.95
Emergency Phone Monitoring Service	\$17.00

Equipment Subtotal	\$349.00
Labor Subtotal	\$297.00
Chargeable Items	\$200.00
Elevator Communications SubTotal	\$846.00
Monthly Recurring Services Subtotal	\$66.95

50% Deposit Required



Other Information

- Keyless Entry system uses web-based software for programming and management. The customer is to provide one hardwired network connection for Each Keyless Entry control panel.
- Additional detection coverage and protective services are available for an additional fee.
- All equipment installed by Security Central is warranted for one year unless extended warranty/maintenance services are purchased. Company provides no warranty of existing equipment.
- Installation of conduit, high-voltage electrical connections, and phone/internet services are EXCLUDED from this proposal unless specifically noted in scope of work.
- Customer must provide unobstructed access to system areas for installation and servicing of devices. Customer

must dedicate adequate personnel and equipment resources to ensure that all furniture, merchandise, and equipment are moved away from system device locations. Additional trip charges and labor charges may apply if device areas are not accessible at scheduled time.

- Company will provide one-hour service call to reprogram and test existing system. If the system cannot be completely reprogrammed and tested within that initial time, additional labor charges will apply at current service rates.
- System uses a web-based software platform. Therefore, Customer must supply internet connection with available static I.P. address(es) for system equipment. Customer is responsible for all computer network hardware and programming to enable remote web-based connection to system equipment.
- A fire alarm interface is required when magnetic locks are used. Equipment and labor for such interface is EXCLUDED from this proposal unless Security Central monitors and maintains your fire alarm system. Customer must contact your fire system servicing company for installation and programming of required fire alarm interface.
- The web-hosted communication software requires a Public Static I.P. address for each access control panel. Customer must furnish the required I.P. addresses. If Customer does not have available Public Static I.P. address, Security Central can provide I.P. Address Hosting service for \$10.00/month per control panel.

Services Agreement

This Agreement is dated May 22, 2025 between Security Central, Inc. (the "Company" or "we") and you ("you" or the "Customer"). This Agreement covers the system(s) listed on the attached "Proposal" or any existing system(s) the Company takes over from another company (collectively, the "System") and any services set forth in the Proposal and further described below (the "Services") for the following location and any additional locations at which Customer requests and accepts Services from the Company (collectively, the "Premises"). The Company has written this Agreement in simple, easy-to-read language because it wants the Customer to understand it. Please feel free to ask any questions.

Service Location:

The Lakehouse at Southshore
 27151 E. Lakeview
 Aurora CO, 80016
 hernan.buenfil@managementtrust.com

Billing Location:

Southshore - Aurora Metro District
 27151 E. Lakeview
 Aurora CO, 80016

Proposal No: 27678-1-0

Proposal Date: May 22, 2025

Summary: This Agreement is a legal document and is necessary because we live in a litigious society. But we believe in being simple, open, and honest. Therefore, we would like to provide a brief summary of some of the important issues addressed in the following pages.

1. You are choosing to purchase the security products and services listed below to help reduce and manage, but not eliminate, your risks in a dangerous world. You agree to subscribe to our services for the full initial term of this Agreement; and we have based our pricing on your promise to do so.
2. Your System is one minor part of your total risk management program. Therefore, your expectation of our liability needs to be equally small. You can purchase more security such as armed guards and additional insurance if you feel your situation warrants more protection.
3. Alarm systems are intended to detect damaging events, but they do not prevent the damage from occurring. You pay your insurance company to insure you against losses such as theft, fire, flood, etc. But your insurance company or others may try to sue us for damages or losses at your property. You agree to protect us from them doing so.

Services Purchased

Systems	
Elevator Communications	\$846.00
Total Investment	\$873.92

Services	
Elevator Communications	\$66.95
Total Monthly Services	\$66.95

Estimated sales tax of \$27.92 included above

Minimum Initial term for Recurring Services 36 months

50% Deposit Required



Services Details

Subject to the Terms and Conditions herein, the Company will provide the Services as set forth in the Proposal and further described below. The Company will only provide Services that the Customer has requested and paid for in accordance with the fees set forth in the Proposal. Some or all of the Services described below may not apply to your particular Proposal. If you would like any of the Services described below that are not included in your Proposal, please notify us immediately so we may modify your Proposal.

Installation/Purchase. The Company agrees to sell the System and the Customer agrees to pay for the System in accordance with the terms of each Proposal. The Company will own the System until the Customer pays for the System in full. After the final payment, all right, title and ownership in the System shall pass to Customer, except for the transmitting software and any radio communication equipment which contain the Company's proprietary data and which the Company will retain ownership in and always own.

The Company agrees to install the System and the Customer agrees to pay the installation charge set forth in each Proposal. The Company assumes no responsibility for any delay in installation.

The Customer must furnish all power, lighting, and communications equipment and infrastructure that is needed for the System to operate properly. The Customer is solely responsible for all power, internet, phone/cellular communications, and/or other utility charges.

If the System includes video cameras and/or audio recording, the Customer agrees to (i) comply with all privacy rights and laws and not permit the System to be used where any person may have a reasonable expectation of privacy or in any unlawful manner; (ii) inform all persons on the Premises that they may be monitored by video/audio equipment; and (iii) use the System exclusively for security and/or management purposes.

The Customer must notify the Company of any hazardous materials or other environmental concerns at the Premises which could affect the Company's work or personal safety of workers and/or occupants.

If the System includes commercial fire alarm equipment, the system design is contingent upon approval by the authority having jurisdiction. Any required changes to the proposed System design will result in a price adjustment. The Customer must provide CAD drawings of the Premises that can be used for fire alarm engineering and permitting purposes. If adequate CAD drawings are not available, additional engineering charges will apply. Independent systems that must be connected to the fire alarm monitoring system, i.e. fire sprinkler systems, HVAC shutdown, etc., and their connections to the fire alarm System are excluded from this Agreement and must be provided by others.

The Customer must notify the Company in writing of any problems with the System installation within 30 days after the installation. See Section 3 for additional details on Limited Warranty. The Customer must pay for any additions or changes to the System beyond those shown on the Proposal.

The amount of the deposit required upon execution of this Agreement is \$423.00.

Your total payment for the recurring Services during the initial 36 term of this Agreement is \$2,410.20 (plus any applicable taxes), which is the amount of the monthly services payment multiplied by the number of months in the initial term of this Agreement. **THERE IS NO FINANCE CHARGE OR COST OF CREDIT (0% APR) ASSOCIATED WITH THIS AGREEMENT.** There are no prepayment penalties associated with the purchase or lease of the System or Services.

Alarm Monitoring. The Company agrees to monitor valid signals from the System for an **initial term of 36 months** from the date of activation of Services. The Customer agrees to pay the Company all fees due during that initial term. After the initial term, the monitoring services will automatically renew for successive annual terms and the customer can cancel the agreement at any time without penalty. After the initial term, the Customer can cancel their monthly services by emailing or calling the Company.

Once the Company receives an alarm signal, the Company will try to notify, via telephone or other electronic means, the person(s) and/or agency(s) identified on the Customer's Notification List. However, the Company will not notify anyone if it reasonably believes that notification is not required.

The Customer agrees to give the Company a completed Notification List and to update it as necessary. The Company is entitled to rely solely on the Customer's Notification List. The Company is not responsible for trying to contact anyone else.

The Customer understands that the System requires a communication medium to transmit any signals to the Company's monitoring facility. The Customer must purchase and maintain the communication medium(s) that the Customer desires the System to use, i.e. analog telephone line, cellular, radio, or internet communication. The Customer is responsible for maintaining all related communications equipment and power for that equipment. The Customer understands that the System requires a communication medium to transmit signals to the Company's monitoring center, the Customer, and/or other designated contacts. No communication medium is infallible, and occasional interruptions in communication and monitoring may occur. Therefore, the Customer can purchase redundant mediums of communication if desired.

The Customer understands that the System is a non-supervised reporting device and no form of monitoring is error-free. If the transmission medium for delivery of alarm signals, video images, voice, or other communications from your System to the Company's monitoring facility is incompatible with the System or is inoperative, circumvented, compromised, or interrupted in any way, there is no indication of this fact at the monitoring facility. The Customer also understands that the Company is not responsible for any interruption of service due to any cause beyond the Company's control, such as faulty communication services or any damage or destruction to the Company's equipment or facilities. The Company is not required to supply monitoring service to the Customer while such interruption continues. If the Customer requests, however, the Company will give the Customer a pro-rata refund if the interruption lasts more than 24 hours and is due to any damage or destruction to the Company's equipment or facilities. The Customer understands: (i) how the System communicates with the monitoring facility; (ii) that any change in the System's communication equipment and/or service may disrupt these communications; and (iii) that for an additional fee, Customer may obtain further protection for the Premises, including alternate and redundant communication services.

If the Customer elects to receive electronic notification of signals and/or events via email, text message, app push notification, or other electronic means, the Customer understands and acknowledges that such electronic communication is subject to delay or complete failure due to factors outside the control of the Company. The Company may not know whether the notice was delivered successfully to the Customer. The Customer releases the Company from any liability resulting from the delay, malfunction, or failure of any such notice.

The Customer understands that some local municipalities require licenses or permits for the use and/or monitoring of Systems and that the Customer is solely responsible for determining and complying with such requirements. The Customer shall notify the Company of any local municipal requirements or changes that may affect the Company's performance of services.

The Customer understands that (i) many law enforcement and fire response jurisdictions ("First Responders") have specific requirements that must be satisfied before their personnel will respond to an alarm such as having a valid permit on file, making multiple attempts to contact Customer

representatives, and/or verifying the validity of the alarm by private investigation or other electronic means; (ii) First Responders may not respond to your Premises after notice to First Responders of receipt of an alarm signal by Company unless there is independent confirmation of a crime or emergency at your Premises; (iii) if necessary, Customer is solely responsible for engaging a professional service or personal representatives to provide additional on-site verification of alarms at your Premises; (iv) all expenses related to on-site verification shall be borne by the Customer; (v) Company will make whatever efforts it feels is appropriate to verify the validity of an alarm prior to notifying First Responders such as calling, emailing, or text messaging the contacts on the Customer Notification List prior to notifying First Responders of a burglary alarm; (vi) unless required by law, Company will not notify First Responders of any alarm signal if Company receives an electronic or verbal cancel/abort code, verbal advice to disregard the alarm signal by any of your representatives on the Customer Notification List, or video images that indicate no obvious criminal activity occurring at the Premises; and (vi) Company's efforts to notify First Responders or Customer Notification List shall be satisfied by advice electronically or by telephone to any person answering the phone at the provided numbers or by leaving a message on an automated message recording device.

The Customer acknowledges and agrees that all signals, video images, audio and voice communications, information and documentation related to the monitoring services are the sole and exclusive property of the Company and Company has the right to use, delete, erase, destroy, etc. said records at any time without notice to the Customer. Upon receipt of written request by Customer to retain any specific monitoring records prior to destruction of said records, Company will use commercially reasonable efforts to store the specific records as requested on the condition that Customer pays all fees, costs, and expenses related to the request.

While the Customer subscribes to the Company's Monitoring Services, the Company will also provide remote technical support via phone, email or other communication technology supported by the Company to assist Customer in use, administration, and troubleshooting of the security system. Remote system support services are limited to 15 minutes per month per system and excludes troubleshooting Customer's internet network. Any support issues requiring more than 15 minutes of remote technical assistance will be billed at the Company's then-current service rates.



Terms & Conditions

1. LIMITATION OF THE COMPANY'S LIABILITY. IF THE COMPANY IS FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO ITS NEGLIGENCE, GROSS NEGLIGENCE (TO THE EXTENT PERMITTED BY INDIVIDUAL STATE LAW), OR THE FAILURE TO PERFORM ITS OBLIGATIONS IN THIS AGREEMENT, INCLUDING INSTALLING, MONITORING, REPAIRING OR TAKING OVER THE SYSTEM, IN ANY RESPECT AT ALL, THE COMPANY'S MAXIMUM LIABILITY WILL BE THE GREATER OF \$1,000 OR SIX (6) MONTHS OF SERVICE FEES PAID. THE COMPANY WILL ASSUME A GREATER LIABILITY, BUT ONLY FOR AN ADDITIONAL CHARGE TO BE AGREED UPON BY THE CUSTOMER AND THE COMPANY. IF THE COMPANY DOES SO, A RIDER WILL BE ATTACHED TO THIS AGREEMENT.

THE COMPANY EXPRESSLY DENIES ALL LIABILITY FOR ANY OTHER LOSS OR DAMAGE WHICH MAY OCCUR PRIOR TO, AT OR AFTER SIGNING THIS AGREEMENT. THIS INCLUDES LIABILITY BASED ON CONTRACT, TORT, NEGLIGENCE, WARRANTY (INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE), THEFT OR UNAUTHORIZED USE OF YOUR CONFIDENTIAL INFORMATION OR YOUR PERSONALLY IDENTIFIABLE INFORMATION (TO THE EXTENT PERMITTED BY INDIVIDUAL STATE LAW), SUBROGATION, CONTRIBUTION OR INDEMNIFICATION, AND ANY OTHER THEORY OF LIABILITY.

THIS EXCLUSION SPECIFICALLY COVERS LIABILITY FOR: LOST PROFITS; LOST OR DAMAGED PROPERTY; LOSS OF USE OF PROPERTY OR THE PREMISES; GOVERNMENTAL FINES AND CHARGES; AND THE CLAIMS OF THIRD PARTIES. ALSO COVERED BY THIS EXCLUSION ARE THE FOLLOWING TYPES OF DAMAGES: DIRECT, INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL (DAMAGES THAT RESULT FROM AN ACT, BUT DO NOT DIRECTLY RELATE TO THE ACT) AND PUNITIVE (DAMAGES USED TO MAKE AN EXAMPLE OF SOMEONE). SHOULD THERE ARISE ANY LIABILITY ON THE PART OF THE COMPANY OR REPRESENTATIVES FOR ANY LOSS, DAMAGE, OR EXPENSE, THE LIMITATION OF LIABILITY ABOVE SHALL APPLY. THE CUSTOMER ACKNOWLEDGES THAT, FOR AN ADDITIONAL FEE, THE CUSTOMER MAY OBTAIN ADDITIONAL PROTECTION FOR THE PREMISES, INCLUDING ALTERNATE ALARM COMMUNICATION METHODS.

2. Insurance. The Customer understands that THE COMPANY IS NOT AN INSURER. The Customer is responsible for obtaining all insurance the Customer thinks is necessary, including coverage for personal injury and property damage. The payments the Customer makes under this Agreement are not related to the value of the Premises or the Customer's possessions, but rather are based on the cost of the System and the Company's services.

The Customer releases the Company from any liability for any event or condition covered by the Customer's insurance and waives any rights Customers' insurance company may have to be reimbursed by the Company for money paid to you or on your behalf

The Customer understands that the System is designed to reduce, but not eliminate, certain risks. The Company does not guaranty that the System will prevent personal injury, unauthorized entrances, fire and smoke damage to the Premises, or other damage. The Company assumes no liability for those risks.

3. Limited Warranty.

(a) For 12 months from the date of this Agreement, or as long as Extended Warranty and Repair Services are purchased, the Company warrants that if any part of the System installed by the Company does not work because of a defect or because of ordinary wear and tear, the Company will repair or replace that part at no charge to the Customer. The Company may use reconditioned parts in making repairs, but the Company warrants the replacement parts only for the remainder of the warranty period.

This limited warranty does not cover batteries in wireless devices or existing System components, nor does it apply if the System has been damaged by acts beyond the Company's control. Such acts include accidents, power surges, misuse, lack of proper maintenance, unauthorized changes or acts of God (including lightning, fires, earthquakes, tornadoes, hurricanes, floods, etc.).

The Customer must notify the Company of any problem the Customer claims the Company's limited warranty covers within the warranty period. The Company will repair the problem as soon as it reasonably can after it receives the Customer's notice.

(b) This limited warranty is the only warranty the Company makes, is made only if the Company installed the System, and takes the place of all other warranties whether express or implied. **NO EXPRESS OR IMPLIED WARRANTIES EXTEND BEYOND THE FACE OF THIS AGREEMENT. THE COMPANY MAKES NO IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

The Company does not promise that the System or the services cannot be compromised or that they will always provide the intended signaling, monitoring or other service. If a court decides the Company has given the Customer any implied warranty, it will extend only for the length of the limited warranty period.

Some states do not allow limitations on how long an implied warranty lasts or the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to the Customer. This limited warranty gives the Customer specific legal rights. The Customer may also have other legal rights that vary from state to state.

4. Customer's Protection of Company. This Agreement is intended only for the Customer's benefit; it does not include any other third parties. The System and Services included in this Agreement are intended to detect but not prevent damaging events. Therefore, the Customer agrees to protect/indemnify, defend and release the Company and the Company's related parties from liability against all third party claims or losses (including reasonable attorneys' fees) brought against the Company which relate to the System or the Services. The Company's related parties include the Company's employees, agents and subcontractors.

This protection/indemnity covers claims brought against the Company by the Customer's insurance company. It also includes claims arising under contract, warranty, negligence, or any other theory of liability.

The Customer's duty to protect/indemnify the Company, however, does not apply to claims based on injuries to third parties or to their property that occurred while the Company's employees were on the Premises and which were caused solely and directly by those employees.

In case of any third party claim or loss covered by the Customer's insurance, the Customer agrees not to look to the Company or the Company's related parties for reimbursement. The Customer waives any rights that the Customer's insurance carrier or others claiming through the Customer may have against the Company or the Company's related parties.

5. The Customer's Agreements. The Customer has the authority to sign this Agreement and in doing so will not violate any other agreement. The Customer is not aware of any hazardous conditions on the Premises. The Customer agrees to prevent false alarms and assume responsibility for them as well as any third-party alarm registration or application fees. If the Company notifies the Customer of a malfunction or excessive signals, the Customer will disconnect the System until the Company can repair it. In the event that the Customer is unwilling or unable to disconnect the System to prevent excessive signals from being transmitted to the Company, the Company will have the right to charge the Customer \$1.00 per signal received in excess of 20 signals within a 24-hour period. The Company may also terminate this Agreement with 10 days written notice in the event of excessive signals, alarms, and/or calls.

The Customer will not tamper or interfere with the System, nor permit others to do so. You agree, for yourself and as the authorized agent of your family, guests, agents, servants, representatives and employees, that the Company can record, retrieve, review, copy, disclose and use all communications, including all telephone, video, wire, oral, electronic and other forms of transmission or communication, with the Customer and/or the Customer's representatives in the normal course of the Company's business. Certain federal and state laws prohibit interception and recording of telephone calls and other oral communications by electronic means, including the interception and recording of telephone calls and other oral communications by the System at the Premises. You, for yourself and any other person contacting Company or the monitoring facility or whose communication is received from the System, whether by Company or the monitoring facility (collectively, "Users"), consent to the interception, recording, disclosure and use of the contents of any telephone call, other oral communications or video in connection with the Services. In addition, you shall notify all Users with respect to any such interception, recording, disclosure or use. **YOU SHALL NOT INTERCEPT OR RECORD ANY ORAL COMMUNICATION OF ANY PERSON WITHOUT HAVING SUCH PERSON'S PERMISSION TO DO SO.**

The Customer will test the System at least once a month, as well as when changes are made to its communication services or the Premises. The Customer will immediately notify the Company of any changes to its phone services, internet services, and/or computer network configuration, or of any problems with the System. The Customer will contact the Company to arrange for periodic inspection and test services if/when such services are required or desired.

The Customer agrees that the Company can make programming data changes to the Customer's System concerning operation of the System.

The Customer will pay the Company its then-current charges for doing any work not covered by this Agreement, including paying the Company's minimum service charge if the Company cannot enter the Premises at the scheduled time. Any additional requested equipment and/or services will be provided under the terms of this Agreement except that additional charges will apply. The Customer's obligations continue even if the Customer sells or leaves the Premises.

If the Customer has subscribed to a third-party application (an "App"), the Customer agrees to only use the App according to the terms of the applicable App licensing agreement and/or terms and conditions. The Customer understands that the App is developed and maintained by a third party and the Company does not warrant in any way the operation of the App or any existing or continued compatibility of the App with the Company's System and shall not be liable for any damages incurred by the Customer arising from or related to the App.

As long as the Customer subscribes to the Company's internet-based web services, the Company grants to the Customer a non-exclusive license to use the Company's website portal, subject to the terms and use of the portal, via the internet solely to access, input, and modify the Customer's account information and System data. The Customer is solely responsible for the accuracy and effect of the data that the Customer enters and for any omissions relating thereto. The Company's website portal is provided "AS IS" without any express or implied warranties. The Customer agrees that the Company may terminate the Customer's license and portal access immediately without notice upon termination of this Agreement or if the Company determines that the Customer is using the services improperly, illegally, or in any other manner which is detrimental to the Company and/or its customers and suppliers.

6. The Customer's Default. If the Customer fails to perform its obligations, the Company will give the Customer written notice of default. If the Customer does not fix the default within 30 days, the Company can end this Agreement. If this Agreement is canceled or otherwise terminated prior to the expiration of the term of this Agreement for any reason, the Customer must pay the Company: (a) all amounts then due; (b) 90% of the amount due the Company for the remainder of this Agreement (as an agreed-upon amount of damages and not as a penalty); and (c) the Company's reasonable collection costs, including attorneys' fees.

If this Agreement is ended for any reason, the Customer authorizes the Company to suspend all services, ignore all signals received from the System, and/or disconnect/shut-down the System to prevent it from communicating with the Company's equipment. In addition, the Company can peacefully enter the Premises and remove its equipment without any obligation to repair, restore, or redecorate the Premises if the installation and purchase charges have not been fully paid. If the Company waives any default by the Customer that does not mean the Company waives later defaults. Any waiver by the Company must be in writing.

The Customer grants the Company a security interest in any property the Company installs on the Premises in order to secure payment of the purchase price, SaaS payments, or performance under this Agreement. The Customer must return such property if it does not fully pay for it or fails to pay SaaS installments. If the Customer does not return such property, the Company will ask a court to force the Customer to do so. The Company has the rights of a secured party under the Uniform Commercial Code.

7. System Charges. The Customer agrees to pay all charges associated with the System and Services, including the initial payment, recurring services, licenses, taxes, SaaS payments, fines and other assessments, including sales taxes. The Customer authorizes the Company to electronically charge the Customer's bank account, debit card, or credit card account for the periodic service charges due under this Agreement. The Company's fees are based upon existing taxes and charges, and the Company can increase the Company's fees to reflect changes in these taxes or charges.

After the first 24 months of this Agreement, the Company can increase the Company's fees by a cumulative annual amount of up to 8% or the most recent annual CPI for the Denver Metro Area, whichever is greater, in addition to any increases due to taxes or charges.

8. Contact Information. You expressly authorize the Company to contact you at the phone number, email address or other contact information you have provided, including through the use of an automated dialing system, SMS message (texts), email, pre-recorded or artificial voice, voicemail and/or facsimile for marketing communications and all communications related to servicing or administering your account with the Company, including, without limitation, communications about your System, this Agreement, the Services, billing, collections, promotions, advertisements and information regarding any of our current or future partners, and/or our partners products or services, whether related to your System or not. Your consent to receive marketing communications is not required as a condition of purchase. Message and data rates may apply. You may not revoke this authorization by a signed writing mailed return receipt to Security Central, Inc., 67 Inverness Dr. East, Unit B, Englewood, CO 80112.

9. Transfers. The Customer cannot transfer this Agreement without the Company's consent. With the Company's consent, the Customer can transfer the agreement to a new service location or to a new property owner. The Company, however, can transfer this Agreement or subcontract its obligations without the Customer's consent. If the Company does so, anyone to whom the Company transfers or subcontracts its obligations will have all of the Company's rights. The Company is not responsible, however, for any work, including monitoring, which is done negligently by any third party.

10. Term. Following completion of the initial term of this Agreement, the Agreement shall continue on a month-to-month basis as long as Services are being provided to the Customer and Customer continues to pay for those Services. The Customer or the Company may terminate this Agreement by notifying the other party at least 30 days prior to the end of the then-current term. It is critical that the Customer give any termination notice in a timely manner.

11. Notices; Limitation on Lawsuits; Jury Trial. Unless otherwise indicated, all notices must be in writing.

The Customer must bring any claim against the Company within 1 year after the claim arose. If the Customer does not, the Customer has no right to sue the Company and the Company has no liability to the Customer for that claim. It is critical that the Customer bring any claim in a timely manner.

The provisions of this Agreement which apply to any claim remain in effect even after this Agreement ends. **THE COMPANY AND THE CUSTOMER BOTH GIVE UP THEIR RIGHT TO A JURY TRIAL. TO THE EXTENT PERMITTED BY LAW, THE CUSTOMER AGREES THAT IT WILL NOT BRING ANY CLASS ACTION LAWSUIT AGAINST THE COMPANY OR BE A REPRESENTATIVE PLAINTIFF OR PLAINTIFF CLASS MEMBER IN ANY SUCH LAWSUIT.**

12. Miscellaneous. This Agreement contains the entire understanding between the Customer and the Company and replaces any other documents or discussions the Company previously had with the Customer. This Agreement is not binding on the Company until the Company or its authorized agent signs it or begins installation or service. This Agreement is governed by Colorado law. Electronic signatures and electronic copies of this Agreement are binding on the parties. The Customer authorizes the Company to convert this Agreement to an electronic format and to destroy all original written documents. The electronic copy shall be legally equivalent to the original.

If the Company does not approve this Agreement, the Company's only obligation is to refund any payments the Customer has made. Any equipment or services the Company provides to the Customer in the future are subject to the terms of this Agreement, as so amended. This Agreement cannot be changed except by a writing that both the Customer and the Company sign. Any changes to this Agreement must be signed by a corporate officer of the Company.

If any provision of this Agreement is found to be invalid, the remaining provisions are still effective. The word "including" means "including without limitation." Except for monitoring, the Company will only do work during the Company's normal business hours of 8:00 a.m. to 5:00 p.m. on weekdays, excluding holidays the Company observes. All schedules and attachments are a part of this Agreement.



Customer Acceptance #27678-1-0

Elevator Phone Monitoring



EFT Payment Authorization

As duly authorized signer on the financial institution account identified below, I authorize Security Central Inc. to perform electronic fund transfer debits and/or credits from my account identified below for payments due now and in the future including, but not limited to, deposits on new work requested, completion of work performed, recurring service fees, repairs, and permits: ☐ Monthly ☐ Quarterly ☐ Annually

Bank Account # / CC # _____ Exp Date: _____ CSV Code: _____ CC Zip Code _____

Bank Name and Routing Number (or attach voided check) _____



Monitoring Notification List

For monitoring service customers, please complete the Notification list below. This notification list is the instructions we will follow when we receive an alarm signal from your location. Please provide atleast two contact people with all available contact information and password. Contact us if you need assistance completing the Notification List.

Notification List			
	Name	Hm/Wk/Cell Phone #	Email Password
1.			
2.			
3.			
4.			
5.			

THE CUSTOMER ACKNOWLEDGES THAT IT HAS RECEIVED A COPY OF THIS AGREEMENT AND ALL ITS ATTACHMENTS. THE CUSTOMER ACKNOWLEDGES THAT IT HAS READ AND UNDERSTOOD THIS AGREEMENT, ESPECIALLY THOSE SECTIONS ABOVE RELATING TO ITS PROTECTION OF THE COMPANY AND THE COMPANY'S LIMITED LIABILITY AND WARRANTY.

(CONSUMER TRANSACTIONS ONLY) YOU MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. PLEASE SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT, IF APPLICABLE.

Southshore - Aurora Metro District

SECURITY CENTRAL, INC.

Customer Printed Name _____ Title _____

Carly Beard

Security Central Representative

Customer Authorized Signature _____ Date _____

Security Central Inc. Authorized Signature _____



Bling! Denver | Boulder
16367 Pikes Peak Drive | Broomfield, Colorado 80023
7204635230 | snorris@blingle.com | www.blingledenver.com

RECIPIENT:

South Shore HOA
27301 East Southshore Drive
Aurora, Colorado 80016

Quote #214	
Sent on	Apr 30, 2025
Total	\$2,450.00

Project summary

This is a quote to update the Gemstone Power Kits and Hubs for both the Lighthouse and Lakeview properties.
Lighthouse = 4 Power kits and one Hub2.
Lakeview = 3 Power Kits and 2 Hub2s.

Product/Service	Description	Qty.	Unit Price	Total
Gemstone - Power Kit 12V 400W	Upgrade all existing Power Kits to newer Power Kit 12V 400W	7	\$132.00	\$924.00
Gemstone - Hub2 Controller	Upgrade all Hubs to Hub2 Controllers	3	\$84.00	\$252.00
Gemstone - Cost of Labor	Cost of Labor hours for project	1	\$1,274.00	\$1,274.00*

* Non-taxable

Total	\$2,450.00
--------------	-------------------

UNMATCHED SERVICE
Gemstone Lights offers a lifetime warranty for the lights and a 10 year product warranty. In addition to the Gemstone Lights and product warranty program, Blingle Denver also offers its own labor warranty of three years to all Gemstone Lights installations from Blingle Denver. Our lights are graded for 50,000 hours. Any Gemstone Lights registered product or component within the system that fails or has defects within the warranty periods will be covered under the warranty programs and will be fixed or replaced. Any parts service work needed outside of the labor warranty period will be subject to fees.

This quote is valid for the next 30 days, after which values may be subject to change.

Landscape Monthly Status Report

Project Name	Reporting Cadence
Southshore Metro District	Monthly (for Board Meetings)
Date	Prepared by:
June 2025	Kevin Cox

III. Lawn Care - Provide updates regarding Mowing/Edging, Fertilization, Weed, Disease and Pest Control – all items listed in contract. Update on any changes, overall maintenance, status and any concerns to be shared with the Board.

-Mowing of turf areas weekly.

-Fertilizer and pre-emergent fertilizer applied 4/10/25.

IV. Shrubs/Plants - Provide update regarding Edging, Pruning, Weed, Disease and Pest Control – all items listed in contract. Update on any changes, overall maintenance, status and any concerns to be shared with the Board.

-Annual flowers installed 5/23/25.

V. Tree Care - Provide update regarding Pruning, Staking, Insect Control, Tree Wells – all items listed in contract. Update on any changes, overall maintenance, status and any concerns to be shared with the Board.

-Plant audit 2025 to be completed in June.

Misc items as listed in Contract – Provide update on any changes, overall maintenance, status and any concerns to be shared with the Board.

-Weekly checking and replacement of trash and dog waste bags.

-Weekly poo patrol of the dog park.

-Weekly biological algae treatments to ponds.

VI. Wood and Rock Mulched Areas-

-1st weed control application completed 4/24/25.

-2nd weed control application in process.

VII. Native Areas-

-Native beauty banding and fence line mowing completed 4/29/25.

-Trash removed.

VII. Irrigation Systems-

-System Activation, main line integrity test, and startup repairs completed.

-Daily irrigation inspections and repairs.

-Monthly pump usage readings.

IX. Landscape Debris Cleanup-

-Policing of property for trash, signs, and debris.

X. Aeration-

--Completed 4/22/25.

XI. Winter Services-

-N/A

Special Projects (provide an update to any special funding approved by the Board and their status)

- **FOR APPROVAL:**
- Proposal 44212 (\$11,860.00) – 2025 Rock Conversion Area 7 Quantock Park. **Solution to incorrect rock delivered, no material charges to the district for white cobblestone (40 tons).**
- Proposal 44789 (\$6,044.00) – Sidewalk installation Damage. **Repair to landscape after ADA access ramps were widened.**
- Proposal 44790 (\$11,440.00) – Lakehouse Artificial Turf. **Install behind Lakehouse concession stand.**
- Proposal 44724 (\$87,946.00) – Dog Park Rehab. **Landscape repair after drainage solution.**
- Proposal 44703 (\$37,820.00) – Pond C Entrance bed refresh. **Convert mulch, add plants, repair and prevent access damage.**
- Proposal 44702 (\$7,087.00) – Pond C enclosure rock. **Fix muddy mess inside the fence, install drain to channel cleanout flow.**
- Proposal 44683 (\$11,775.00) – 7112 Waterloo Drainage Repair. **Grading and drainage next to address per resident complaint.**
- Proposal 44662 (\$2,200.00 each) – Solar lighting disguise features at monuments.
- **IN PROCESS:**
- Proposal 43981 (\$145,000.00) – 100 New Trees for 2025 **Completed 5/1/2025.**
- Proposal #s 43763, 43764, 43766 (\$8,060.00, \$13,780.00, \$7,340.00) – Annual Flowers 2025 **Completed 5/23/2025.**
- Proposal 44206 (\$54,885.00) – Rock Conversion Area 1: SS Pkwy & Ottawa Dr **Completed 5/20/2025.**
- Proposal 44207 (\$20,554.00) – Rock Conversion Area 2: SS Pkwy & Uriah **Completed 5/13/2025.**
- Proposal 44208 (\$44,375.00) – Rock Conversion Area 3: SS Pkwy & Costilla **Completed 5/22/2025.**
- Proposal 44209 (\$59,730.00) – Rock Conversion Area 4: SS Pkwy & Roxbury **Completed 5/28/2025.**
- Proposal 44210 (\$34,736.00) – Rock Conversion Area 5: SS Dr & Indore **Completed 6/3/2025.**
- Proposal 44211 (\$28,225.00) – Rock Conversion Area 6: SS Dr & Davies **Completed 5/15/2025.**
- Proposal 44292 (\$10,590.00) – 2025 Planting Shady Grove & Costilla **Scheduled in June.**
- Proposal 44331 (\$32,860.00) – 2025 Planting Various Locations **Scheduled in June.**
- Proposal 44332 (\$4,055.00) – 2025 Perennial Planting SS Dr/Pkwy **Scheduled in June.**
- Proposal 44500 (\$14,500.00) – 10 New Cottonwoods **Scheduled in June.**
- Proposal 44504 (\$4,418.00) – Sidewalk Drain 7345 Waterloo **Scheduled in June.**
- Proposal 43684 (7,398.00) – Spinnaker Park Turf Field Drain **Scheduled in June.**

JUNE '25

LANDSCAPE TIPS

THE HEAT IS ON.

Irrigation

Irrigate to the area. If it is sloped, irrigate lightly and frequently. Turf in low lying, shady areas can be watered deeply and infrequently.

Mowing height

As the temperatures get hot, mow your grass a bit longer to create more shade. Cut around 3.5".

Pruning

Usually, the best time to prune a shrub is after the blooming cycle completes. Lilacs especially appreciate this, and will not bloom the following year if you wait too long.

Weed Control

The hotter it gets, the more they grow. Stay vigilant.



FUN FACT FOR JUNE:

DID YOU KNOW?

The entire aquifer system that our state depends on has been attributed to one creature? The industrious beaver, with its expansive construction habits, is credited with slowing the flow of water enough for it to infiltrate the ground and create the giant aquifer system that our city relies upon for the vast majority of its water supply.



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

Proposal #44212
Created: 02/04/2025
Date: 04/01/2025
From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshoremtd@bill.com; angel.duran@managementtrust.com; aj@publicalliancellc.com; nichole@publicalliancellc.com

Location

Aurora, CO 80016

SMD-2025 ROCK AREA 7: QUANTOCK PARK

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction:Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 1,500.00	\$ 1,500.00
Landscape Construction:Equipment:BobCat Bobcat Skidsteer	1	\$ 500.00	\$ 500.00
Landscape Construction:Equipment:Dingo Dingo loader per day	1	\$ 250.00	\$ 250.00
General Labor:2024 SOUTHSORE General Labor General Landscape Labor	70 Hr	\$ 65.00	\$ 4,550.00
Irrigation Tech:2024 SOUTHSORE Irrigation Tech: Adjustment and/or replacement of drip zones as necessary.	6 Hr	\$ 80.00	\$ 480.00
Misc. Materials IRR Drip valve, pipe, fittings, clamps, tubing, and emitters.	1	\$ 750.00	\$ 750.00
4' x 300' Landscape Fabric 4' x 300' Landscape Fabric	2 ea	\$ 425.00	\$ 850.00
Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	200 ea	\$ 0.50	\$ 100.00
Landscape Materials:Boulders:Granite boulders Granite boulders	1 ea	\$ 330.00	\$ 330.00
Landscape Materials:Granite bolder:Cobblestone, White 2"-4" White Cobble 2"-4"	40	\$ 0.00	\$ 0.00
#5 Shrub Installed #5 Deciduous Shrub Installed	30 ea	\$ 85.00	\$ 2,550.00

Client Notes

Bed Areas at Quantock Park: 2,000 square feet



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

Proposal #44212
Created: 02/04/2025
Date: 04/01/2025
From: Wesley R Cox

- Remove existing wood mulch and replenish bed areas elsewhere on site.
- Fill in missing plant material as noted.
- Adjust irrigation as necessary.
- Install new landscape fabric and pins.
- Install new granite boulders and 2-4" white cobblestone (no charge for white cobble - error).

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.

Signature

x

Date:

Please sign here to accept the terms and conditions

SUBTOTAL	\$ 11,860.00
TOTAL	\$ 11,860.00
DEPOSIT AMOUNT (50.0%)	\$ 5,930.00
DUE DATE	05/01/2025

Photos





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

Proposal #44662
Created: 05/08/2025
Date: 07/01/2025
From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshoremnd@bill.com; angel.duran@managementtrust.com; aj@publicalliancellc.com; nichole@publicalliancellc.com

Location

Aurora, CO 80016

SMD 2025 - SOLAR LIGHTING INSTALL

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction:Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 550.00	\$ 550.00
General Labor:2025 SOUTHSORE General Labor Skilled Landscape Labor	16	\$ 70.00	\$ 1,120.00
Landscape Construction:Equipment:Dingo Dingo loader per day	1	\$ 250.00	\$ 250.00
Quikrete Quick Set Concrete Quikrete Quick Set Concrete - 50Lb Bag	2 ea	\$ 15.00	\$ 30.00
Landscape Materials:Boulders:Granite boulders Granite boulders	0.5 ea	\$ 360.00	\$ 180.00
Landscape Materials:Granite Rip-Rap 12"-24" Granite Rip-Rap 12"-24"	0.5	\$ 140.00	\$ 70.00

Client Notes

Description of Work to be Performed:

Southshore Pkwy & E Peakview PI

- Install new solar lighting fixture to illuminate monument in corner landscape. Set fixture in concrete to deter theft.
- Install boulder and rip rap to create a small mountain-like feature to disguise the fixture.

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.

Signature

SUBTOTAL	\$ 2,200.00
TOTAL	\$ 2,200.00
DEPOSIT AMOUNT (50.0%)	\$ 1,100.00
DUE DATE	07/31/2025

x

Date:

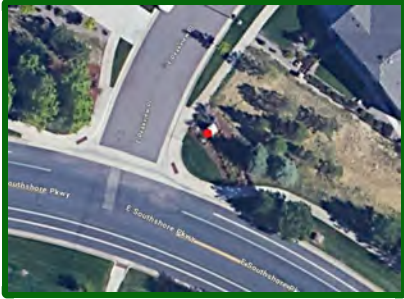
Please sign here to accept the terms and conditions



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

Proposal #44662
Created: 05/08/2025
Date: 07/01/2025
From: Wesley R Cox

Photos





Cox Professional Landscape Services LLC

14051 E Davies Ave Unit A
Centennial, CO 80112

Proposal #44683

Created: 05/12/2025

Date: 08/01/2025

From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshorem@bill.com; fernando.chavez@managementtrust.com; aj@publicalliancecell.com; nichole@publicalliancecell.com

Location

7114 S Waterloo Wy
Aurora, CO 80016

SMD - 7112 WATERLOO DRAINAGE

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction:Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 550.00	\$ 550.00
Dump Service Removal of items taken to the dump	1	\$ 850.00	\$ 850.00
Landscape Construction:Equipment:Dingo Dingo loader per day	2	\$ 250.00	\$ 500.00
Excavator - 7,500lb 7,500lb Excavator per day	1 Day	\$ 800.00	\$ 800.00
General Labor:2025 SOUTHSORE General Labor General Landscape Labor	80	\$ 60.00	\$ 4,800.00
Landscape Materials:Soils:Planters Mix Planters Mix	3	\$ 112.00	\$ 336.00
Perforated Roll-Top Edging Galvanized steel perforated roll-top edging	15	\$ 62.00	\$ 930.00
PINEDG EDGING PIN (EACH)	60	\$ 1.00	\$ 60.00
Geotextile Erosion Fabric Geotextile Erosion Fabric - 8oz, 6' x 100'	1 ea	\$ 530.00	\$ 530.00
Landscape Materials: Granite Rip-Rap 3"-6" Granite Rip-Rap VTC 2"-5"	15 Ton	\$ 120.00	\$ 1,800.00
Aurora Native Seed Mix Aurora Native Seed Mix	5 lb	\$ 30.25	\$ 151.25
Landscape Materials:Straw blanket Double sided, biodegradable straw blanket - 900sf	1.2 ea	\$ 254.00	\$ 304.80



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

Proposal #44683
Created: 05/12/2025
Date: 08/01/2025
From: Wesley R Cox

Biodegradable Stake	120 ea	\$ 1.00	\$ 120.00
Biodegradable Stake			

Client Notes

- Description of Work to be Performed: Next to 71112 S Waterloo Way.
- Demo and regrade existing drainage swale along fence line from low point southward towards the street.
 - Install 55' long by 3' wide by 3' deep infiltration trench as shown on attached map. Fill with VTC (2"- 5" Rip Rap) and line with geotextile erosion fabric.
 - Amend soil, seed with Aurora native seed mix, and cover with biodegradable blanket and stakes.

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	\$ 11,732.05
TOTAL	\$ 11,732.05
DEPOSIT AMOUNT (50.0%)	\$ 5,866.03
DUE DATE	08/31/2025

Signature

x _____ Date: _____

Please sign here to accept the terms and conditions

Photos

Landscape Materials: Granite Rip-Rap 3"-6"





Cox Professional Landscape Services LLC

14051 E Davies Ave Unit A
Centennial, CO 80112

Proposal #44702

Created: 05/14/2025

Date: 09/01/2025

From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshoremtd@bill.com; fernando.chavez@managementtrust.com; aj@publicalliancecellc.com; nichole@publicalliancecellc.com

Location

6840 S Yantley Ct
Aurora, CO 80016

SMD - 2025 POND C ENCLOSURE ROCK & DRAIN

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction:Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 550.00	\$ 550.00
Landscape Construction:Equipment:Dingo Dingo loader per day	1	\$ 250.00	\$ 250.00
Dump Service Removal of items taken to the dump	1	\$ 390.00	\$ 390.00
General Labor:2025 SOUTHSORE General Labor General Landscape Labor	40	\$ 60.00	\$ 2,400.00
Roll-Top Edging Galvanized steel roll-top edging per each	18 ea	\$ 54.00	\$ 972.00
PINEDG Edging pin	90	\$ 1.00	\$ 90.00
Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	80 ea	\$ 0.50	\$ 40.00
Landscape Fabric 6' x 300' Landscape Fabric Roll - 1,800 square feet	1 ea	\$ 475.00	\$ 475.00
Landscape Construction:Drains:Drains, 4" 4" French Drain (10' sections)	8	\$ 45.00	\$ 360.00
Landscape Materials:Granite bolder:Roadbase Roadbase	20	\$ 78.00	\$ 1,560.00

Client Notes

Pond C Enclosure:

- Remove and dispose of 4" of existing soil inside new pump house enclosure.
- Install new roll top edging 12" outside the exterior of the fence line.
- Install new french drain to move flush cycle drainage away from the enclosures.
- Install new landscape fabric and pins.
- Cover with 4" of granite road base.



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

Proposal #44702
Created: 05/14/2025
Date: 09/01/2025
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.

Signature

x

Date:

Please sign here to accept the terms and conditions

SUBTOTAL	\$ 7,087.00
TOTAL	\$ 7,087.00
DEPOSIT AMOUNT (50.0%)	\$ 3,543.50
DUE DATE	10/01/2025

Photos

Fabric/Sod Staple





Cox Professional Landscape Services LLC

14051 E Davies Ave Unit A
Centennial, CO 80112

Proposal #44703

Created: 05/15/2025

Date: 07/01/2025

From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshoremnd@bill.com; angel.duran@managementtrust.com; aj@publicalliancellc.com; nichole@publicalliancellc.com

Location

6840 S Yantley Ct
Aurora, CO 80016

SMD POND C ENTRANCE BED REFRESH

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction:Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 550.00	\$ 550.00
Landscape Construction:Equipment:BobCat Bobcat Skidsteer	2	\$ 500.00	\$ 1,000.00
Landscape Construction:Equipment:Dingo Dingo loader	2	\$ 250.00	\$ 500.00
General Labor:2025 SOUTHSORE General Labor General Landscape Labor	160	\$ 60.00	\$ 9,600.00
Irrigation Tech:2025 SOUTHSORE Irrigation Tech Labor	40	\$ 80.00	\$ 3,200.00
Misc. Materials IRR Adjustment and/or replacement of drip zones as necessary	1	\$ 1,500.00	\$ 1,500.00
4' x 300' Landscape Fabric 4' x 300' Landscape Fabric	3 ea	\$ 425.00	\$ 1,275.00
Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	390 ea	\$ 0.50	\$ 195.00
Landscape Materials:Boulders:Granite boulders Granite boulders	2 ea	\$ 330.00	\$ 660.00
Multi-Color Cobblestone 2"- 4" Multi-Color Cobblestone 2"-4"	60 Ton	\$ 168.00	\$ 10,080.00
Landscape Construction:Tree Planting:Maple Amur Clump 6' Ginnala Maple"Flame" Clump	4	\$ 840.00	\$ 3,360.00
Landscape Construction:Shrub Planting:Spartan Juniper	3	\$ 550.00	\$ 1,650.00



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

Proposal #44703
Created: 05/15/2025
Date: 07/01/2025
From: Wesley R Cox

#1U
5' Spartan Juniper (#10)

#5 Shrub Installed #5 Deciduous Shrub Installed	25 ea	\$ 80.00	\$ 2,000.00
#1 Perennial Installed #1 Perennial Installed	75	\$ 30.00	\$ 2,250.00

Client Notes

- Pond C Entrance Beds: 3,875 square feet
- Remove existing wood mulch and relocate to adjacent bed areas.
 - Install new landscape fabric and pins.
 - Cover with granite boulders and 2"-4" multi-colored cobblestone.
 - Install new plant material.
 - Adjust irrigation as necessary

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.

Signature

x _____ Date: _____

Please sign here to accept the terms and conditions

SUBTOTAL	\$ 37,820.00
TOTAL	\$ 37,820.00
DEPOSIT AMOUNT (50.0%)	\$ 18,910.00
DUE DATE	07/31/2025

Photos

Fabric/Sod Staple



Multi-Color Cobblestone 2"- 4"





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

Proposal #44724
Created: 05/21/2025
Date: 08/04/2025
From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshoremtd@bill.com; angel.duran@managementtrust.com; aj@publicalliancellc.com; nichole@publicalliancellc.com

Location

Aurora, CO 80016

SMD - 2025 DOG PARK REHAB

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction:Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 1,500.00	\$ 1,500.00
Landscape Construction:Equipment:BobCat Bobcat Skidsteer	5	\$ 500.00	\$ 2,500.00
Landscape Construction:Equipment:Dingo Dingo loader per day	5	\$ 250.00	\$ 1,250.00
Ventrac - Scarifier Attachment Ventrac articulated tractor with soil scarifier attachment, per day	2 Day	\$ 500.00	\$ 1,000.00
Dump Service Removal of items taken to the dump	1	\$ 3,000.00	\$ 3,000.00
General Labor:2025 SOUTHSORE General Labor General Landscape Labor	400	\$ 60.00	\$ 24,000.00
Irrigation Tech:2025 SOUTHSORE Irrigation Tech Labor	20	\$ 80.00	\$ 1,600.00
Irrigation Flags Irrigation Flag (Blue) - per 100 each	10	\$ 21.00	\$ 210.00
Marking Paint Invert spray marking paint (Color) - per 20 oz. can	12	\$ 16.00	\$ 192.00
PRO Green Edging Black Edging 14 Gauge w/ 4 Pins 4" x 10'	178 ea	\$ 58.00	\$ 10,324.00
Geotextile Erosion Fabric Geotextile Erosion Fabric - 8oz, 6' x 100'	10 ea	\$ 530.00	\$ 5,300.00
Landscape Fabric 6' x 300' Landscape Fabric Roll - 1,800 square feet	4 ea	\$ 475.00	\$ 1,900.00



Cox Professional Landscape Services LLC

14051 E Davies Ave Unit A

Centennial, CO 80112

Proposal #44724

Created: 05/21/2025

Date: 08/04/2025

From: Wesley R Cox

Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	800 ea	\$ 0.50	\$ 400.00
Landscape Materials:Boulders:River boulders River boulders	20	\$ 308.00	\$ 6,160.00
Landscape Materials:Granite bolder:Cobblestone, Multi 4"-8" Multi-Color Cobble 4"-8"	30	\$ 198.00	\$ 5,940.00
Multi-Color Cobblestone 2"- 4" Multi-Color Cobblestone 2"-4"	50 Ton	\$ 186.00	\$ 9,300.00
Landscape Materials:River Rock, Western 1 1/2" Western River Rock 1 1/2"	50	\$ 184.00	\$ 9,200.00
Landscape Materials:Soils:Planters Mix Planters Mix	10	\$ 112.00	\$ 1,120.00
Aurora Native Seed Mix Aurora Native Seed Mix	25 lb	\$ 44.00	\$ 1,100.00
8' x 100' DBL BIO NET STRAW 8' Wide Double-Sided Erosion Control Bio-Straw Blanket	10 ea	\$ 135.00	\$ 1,350.00
Biodegradable Stake Biodegradable Stake	600 ea	\$ 1.00	\$ 600.00

Client Notes

Project Area: Southshore Dog Park

Description: Landscape rehabilitation after installation of erosion control measures by another contractor. Install new landscape feature as dictated by attached design.

Project Scope:

- Mark all existing irrigation in the project area with blue flags/markings paint prior to concrete work commencing.
- Install new drainage swale from roughly southwest corner to northeast corner per attached design, running parallel to the fence line.
- Line swale with geotextile erosion control fabric.
- Cover with mixture of river rock boulders and river rock mulch sized 1.5"- 24".
- Mulch size mixture varies according to plan.
- Swale will remain visually prominent after installation of rock mulch.
- Install new cobblestone bed around perimeter fence line of dog park.
- Install new metal edging per specification on attached design.
- Install new landscape fabric and pins.
- Fill with 2"-4" multi-color cobblestone.
- Install drainage outlet at northwest corner of defined work area.
- Reseed disturbed native grass as necessary.
- Repair any damage done to existing landscape during installation of concrete.
- All irrigation repairs will be billed separately to the district per existing maintenance agreement.



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

Proposal #44724
Created: 05/21/2025
Date: 08/04/2025
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.

Signature

x _____ Date:

Please sign here to accept the terms and conditions

SUBTOTAL	\$ 87,946.00
TOTAL	\$ 87,946.00
DEPOSIT AMOUNT (50.0%)	\$ 43,973.00
DUE DATE	09/03/2025

Photos

Fabric/Sod Staple



Multi-Color Cobblestone 2"- 4"



8' x 100' DBL BIO NET STRAW





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

Proposal #44789
Created: 06/03/2025
Date: 09/01/2025
From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshoremtd@bill.com; angel.duran@managementtrust.com; aj@publicalliancellc.com; nichole@publicalliancellc.com

Location

E Southshore Pkwy
Aurora, CO 80016

SMD - 2025 TURF REPAIR

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 550.00	\$ 550.00
Dump Service Removal of items taken to the dump	1	\$ 390.00	\$ 390.00
General Labor: 2025 SOUTHSORE General Labor Skilled Landscape Labor	40	\$ 70.00	\$ 2,800.00
Bluegrass Sod Kentucky Bluegrass Sod: Pallet - 480 Square Feet	2	\$ 1,040.00	\$ 2,080.00
Landscape Materials: Soils: Planters Mix Planters Mix	2	\$ 112.00	\$ 224.00

Client Notes

Repair Turf Damage from ADA ramp installation:

Target Repair Date: September 1st, 2025

- Pull back existing turf to correct grade.
- Correct finish grade to adjust to new slope.
- Amend soil as necessary.
- Install new bluegrass sod.
- Adjust irrigation as necessary.

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 \$ 6,044.00

TOTAL \$ 6,044.00

DEPOSIT AMOUNT (50.0%) \$ 3,022.00

DUE DATE 10/01/2025

Signature

x

Date:

Please sign here to accept the terms and conditions



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

Proposal #44789
Created: 06/03/2025
Date: 09/01/2025
From: Wesley R Cox

Photos





Cox Professional Landscape Services LLC

14051 E Davies Ave Unit A
Centennial, CO 80112

Proposal #44790

Created: 06/04/2025

Date: 08/04/2025

From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshoremnd@bill.com; angel.duran@managementtrust.com; aj@publicalliancellc.com; nichole@publicalliancellc.com

Location

27151 E Lakeview Dr
Aurora, CO 80016

SMD - 2025 LAKEHOUSE ARTIFICIAL TURF

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction:Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 550.00	\$ 550.00
Dump Service Removal of items taken to the dump	1	\$ 390.00	\$ 390.00
Landscape Construction:Hardscapes:Turf Install - Artificial Installation of Artificial Turf - per square foot	500	\$ 21.00	\$ 10,500.00

Client Notes

Installation of artificial turf in the area behind the Lakehouse concession stand.

- Remove and dispose of about 500 square feet of existing turf grass.
- Install subgrade and overlay with realistic artificial turf grass.
- Use organic cooling backfill to control heat.
- Retain existing irrigation for cleaning purposes.

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.

Signature

SUBTOTAL	\$ 11,440.00
TOTAL	\$ 11,440.00
DEPOSIT AMOUNT (50.0%)	\$ 5,720.00
DUE DATE	09/03/2025

x

Date:

Please sign here to accept the terms and conditions

Photos



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

Proposal #44790

Created: 06/04/2025

Date: 08/04/2025

From: Wesley R Cox



SOUTHSHORE METROPOLITAN DISTRICT

FACILITIES COMMITTEE CHARTER

2025

The purpose of the Facilities Committee (the "**Committee**") is to provide recommendations to the Board of Directors (the "**Board**") of the Southshore Metropolitan District (the "**District**") regarding aspects of Facilities of the District.

I. Purpose

The Facilities Committee is established by the District to oversee the planning, development, maintenance, and utilization of the District's facilities. The primary purpose of the Facilities Committee is to ensure a vibrant, inclusive, and well-maintained space that serves the needs and interests of all homeowners. Ensure the budget is responsibly used applied as it is assign to the facilities.

II. Authority

The Facilities Committee operates as an advisory body to the Board and has the authority to:

1. Assess and recommend improvements to the District facilities.
2. Review policies related to the use, community events, resident rentals, and maintenance of facilities.
3. Collaborate with the Board on projects related to the facilities.

III. Composition

The Facilities Committee shall consist of a minimum of six (6) members, including:

1. At least one Board member (Board liaison).
2. Members with expertise in event planning, facilities management, or related fields.
3. Other community members with a strong interest in facilities operations. Committee members shall be appointed by the Board, and the Board shall designate a Committee Chair.

IV. Responsibilities:

1. Facilities and Amenities Management
 - a. Collaborate with the Board to develop long-term plans for the use and development of community facilities.
 - b. Ensure the regular maintenance and cleanliness of community facilities, swimming pools, and surrounding grounds.

- c. Recommend and prioritize enhancements or modifications to District facilities and existing amenities.
- 2. Facilities Maintenance and Improvements
 - a. Collaborate with the Board and residents to plan and coordinate programs and events at the community center.
 - b. Evaluate and recommend new programs based on community needs and interests.
- 3. Usage and Reservation Guidelines
 - a. Review and recommend guidelines for the reservation and use of facilities spaces.
- 4. Budget Oversight
 - a. Review and provide input into the annual budgeting process related to facility expenses.
- 5. Safety and Compliance
 - a. Review safety measures within community facilities and propose improvements.
 - b. Ensure compliance with local regulations and safety standards.
- 6. Communication and Outreach
 - a. In coordination with the Communications Committee, develop communication strategies to keep homeowners informed about facilities activities and events.
 - b. Encourage community participation and engagement in facilities initiatives.

V. Meetings:

The Facilities Committee shall meet regularly (at least quarterly). Additional meetings may be called as needed to address specific financial issues or opportunities.

VI. Reporting:

The Facilities Committee shall provide regular reports to the Board summarizing its activities, findings, and recommendations.

VIII. Amendment:

This Facilities Committee Charter may be amended by the Board with notice to Committee members.

IX. Effective Date:

This Charter is effective as of [Effective Date] and shall remain in effect until amended or revoked by the Board.

X. Approvals:

Approved by the District President on [Date].



REQUEST FOR PROPOSAL

March 3, 2025

BIDDING AND CONSTRUCTION OVERSIGHT SERVICES
FOR THE 2025 SOUTHSORE DRAINAGE FACILITY MAINTENANCE
PROGRAM

PREPARED BY



CIVIL ENGINEERING & PLANNING · CONSTRUCTION SERVICES
LANDSCAPE ARCHITECTURE · SURVEYING · TRANSPORTATION · WATER RESOURCES

SERVICE ♦ EXPERTISE ♦ QUALITY

March 3, 2025

Southshore Metropolitan District
c/o Cockrel Ela Glesne Greher & Ruhland, P.D.
44 Cook Street, Suite 620
Denver, CO 80206



RE: Bidding and Contractor Oversight Services for the 2025 Southshore District Drainage Facility Maintenance Program

Dear Board of Directors:

On behalf of **JR ENGINEERING, LLC (JR)**, I would like to thank you for this opportunity to assist the **Southshore Metropolitan District** with the Bidding and Construction Oversight Services for the 2025 Southshore Drainage Facility Maintenance Program. Our team has immediate availability to meet your project goals and has similar experience in providing similar services for private and public clients in the Denver Metropolitan area.

Mr. Tim Graf will provide the bidding support, observation, and inspection services during the maintenance of the drainage facilities. Mr. Graf has 5 years of experience in the administration, observation, and inspection of infrastructure projects for numerous private and public clients located in the Denver Metropolitan area. Mr. Graf will be the primary point of contact during the maintenance phase of the project and will conduct all progress meetings, provide observations and inspections, and coordinate all pay applications.

I will serve as Project Manager and will ensure that you are provided with the staff and resources necessary to complete the project within budget and on schedule.

Enclosed is a work plan outlining our project approach/scope of services, and the fees to provide the scope of services.

We look forward to providing our services to the District and discussing the scope of work presented in this proposal. If additional information or clarification is needed to support our proposal, please do not hesitate to contact me at (630) 687-0945.

Respectfully submitted,

JR ENGINEERING, LLC

A handwritten signature in blue ink, appearing to read 'Ryan Garringer', with a horizontal line extending to the right.

Ryan Garringer, PE
Construction Group Manager
Ph: (630) 687-0945
Email: rgarringer@jrengineering.com

PROJECT UNDERSTANDING

Based on our understanding, the Southshore Metropolitan District is required to maintain the drainage facilities constructed within the Southshore Community. The project maintenance consists of 3 water quality/detention ponds, 2 retention ponds, and 3 drainage channels. The maintenance items include weed control, insect control, sediment removal, trash removal, and structure cleanout.

With this understanding of the scope of work, JR will assist the Southshore Metropolitan District with selecting a contractor and confirming that the required maintenance is completed by the contractor in accordance the maintenance plans established for the drainage facilities. With this understanding of the project, we have prepared the following scope of services:

SCOPE OF SERVICES

Bidding Services: JR personnel will prepare a bid package for the Southshore 2025 Drainage Facility Maintenance Program. JR will perform the following tasks during the bid phase:

- Prepare Bid Documents including bid schedule, and instructions to bidders;
- Coordinate and upload bid documents on JR's FTP site;
- Attend and conduct a Pre-Bid Meeting;
- Answer bidder questions, provide clarifications, and prepare addendum(s) as needed;
- Review received bids and prepare a computerized bid tab of all bids received; and
- Prepare a written board recommendation and evaluation of the bids received.

Pre-Maintenance Meeting: JR personnel will conduct a pre-maintenance meeting with the Contractor for this project. JR will prepare an agenda for the conference, and record, prepare, and distribute meeting minutes. The pre-construction conference shall include a discussion of the following:

- Clarification of any items in the plans or specifications;
- Exchange names and phone numbers of contact personnel;
- Request and review the construction schedule provided by the Contractor;
- Request and review all work safety and construction traffic control plans;
- Establish with the contractor the process and dates for submitting payment requests;
- Establish a process for requesting information and responding to such requests;
- Any other special construction conditions will be clarified; and

- JR will ensure that all permits, safety plans, easements, or other required information are in place prior to construction.

Respond to RFIs: JR will coordinate with applicable parties (owners, utilities, designers) and prepare a written response to the Contractor's Request for Information. We will also keep and maintain a submittal, RFI, and safety log for the project.

Pay Request Review: JR will review and approve pay requests forwarded from the Contractor. JR will forward the application for payment to the *Client*. JR's review will be to provide a general review of the payment request. JR will also review and verify the quantities of work performed during the pay request period. We have assumed that we will have two (2) separate pay requests from the contractor.

Change Order Request Review: JR will provide documentation and administer the processing of change orders, including applications for extension of construction time. JR will evaluate the cost and scheduling aspects of all change orders and, where necessary, negotiate with the Contractor to obtain a fair price for the work. Said negotiation shall be subject to the approval of the *Client*.

Construction Observation and Inspection: JR will visit the project at appropriate intervals to observe the progress of the maintenance work and field check for general conformance to the maintenance plans.

Final Inspection Report: JR will prepare a final inspection report for all drainage facilities and submit it to the Client and City of Aurora prior to December 31st, 2025.

COST OF SERVICES SUMMARY

The following are the summarized costs of Bidding and Construction Oversight Services. A Fee Schedule & Resource Allocation chart has been included that provides more detail of the man-hour breakdown for each individual task. An estimate has been provided for “Reimbursable Expenses” below. The items associated with “Reimbursable Expenses” are outlined within the “Assumptions” section. The project will be billed as a Fixed-Fee for all tasks as outlined below.

JR Engineering Services Cost:

Task 100 – Bidding Services	\$2,990.00
Task 200 – Construction Oversight	\$13,730.00
Task 300 – Final Inspection Report	\$4,510.00
Task 400 – Reimbursable Expenses Estimate	\$600.00
Total Cost	<u>\$21,830.00</u>

ASSUMPTIONS AND ADDITIONAL SERVICES

The following are additional fees, if necessary:

Reimbursable Expenses:

The above fee includes an estimated budget for Reimbursable Expenses, which includes final payment advertisement, reproduction of plans, and miscellaneous delivery costs. These expenses will be reimbursed on a time and materials basis.

Review and Application Fees:

JR has not included costs for applications and review fees for the City, County, State, U.S. Army Corp of Engineers, FEMA, Urban Drainage, U.S. Fish and Wildlife, Colorado Department of Health, Office of the State Engineer, or other agencies.

Construction Oversight, Administration, and Observation Assumptions:

1. By performing the scope of services, JR shall not have the authority or responsibility to supervise, direct, or control the Contractor’s work or the Contractor’s means, methods, techniques, sequences, or procedures of construction. JR shall not have authority or responsibility for safety precautions and programs incident to the Contractor’s work or for any failure of the Contractor to comply with laws, regulations, rules, ordinances, codes, or orders applicable to the Contractor furnishing and performing the work. JR shall have the authority or responsibility to reject and/or accept Contractor’s workmanship and materials.



TASKS	WORK ITEM	JR Engineering			Sub-Consultant	Direct Expense	Totals
		Project Manager	Project Construction Engineer	Construction Engineer			
		\$200	\$155	\$140	L.S.	L.S.	
100	<u>Bidding Services</u>						
110	Prepare Bid Documents		4.0	1.0			\$760
130	Answer Bidder Questions and issue Addendum's		2.0				\$310
140	Prepare bid tabulation		4.0				\$620
	Prepare Board Communication with evaluation and recommendation for award						
150		2.0	4.0	2.0			\$1,300
	Subtotal						\$2,990
200	<u>Construction Oversight</u>						
210	Attend/Conduct Pre-Maintenance Meeting		4.0	2.0			\$900
220	Respond to RFI's		8.0	2.0			\$1,520
	Review, Process, and Approve Pay Requests (Assumed 2 pay applications)						
230			6.0	2.0			\$1,210
240	Change Order Request Review		4.0				\$620
	Construction Observation, Inspection, and Coordination with Contractor and City (Assumed 7 hrs. per Week for 2 - 4 Week maintenance periods)						
250		4.0	56.0				\$9,480
	Subtotal						\$13,730
300	<u>Final Inspection Report</u>						
	Perform Field Inspection of all Drainage Facilities in November/December						
310			12.0				\$1,860
	Prepare Report with a summary of findings and corrections for 2024 maintenance program						
320		2.0	10.0	5.0			\$2,650
	Subtotal						\$4,510
400	<u>Reimbursable Fees Estimate</u>						
401	Advertisement for Final Release of Payment					\$500	\$500
402	Reproduction					\$50	\$50
403	Delivery Expenses					\$50	\$50
	Subtotal						\$600
	Total	8	114	14		\$600	\$21,830



Proposal: Repurposing the Second-Floor Library Room into a Boardroom

Overview

The second-floor "Library" room at the Lakehouse is currently an underutilized space with minimal furnishings and no defined purpose. In collaboration with the team, we are proposing a renovation of this space into a small boardroom that would serve as a valuable new amenity for the community.

Proposed Use

The reimagined boardroom would accommodate:

- Resident use for small meetings and video conferencing
- In-person District and HOA board meetings, with remote participation capability
- Committee meetings in a hybrid format

This transformation would provide residents with greater access to organized, tech-enabled meeting space while improving functionality within the Lakehouse.

Room Access & Usage Policy

To encourage adoption and assess demand:

- The space would be available free of charge
- Reservations must be made at least 48 hours in advance
- Each reservation would be limited to a maximum of two hours

Future revisions to the usage policy, including potential rental fees, could be considered based on community feedback and usage trends.



Preliminary Budget

Below is a breakdown of estimated costs for furniture and AV equipment:

Item	Cost
Boardroom Table (incl. delivery & installation)	\$1,508
Chairs	\$2,660
AV Equipment (incl. installation) – Quote from A/V Specialist	\$13,253
Total Estimated Cost	\$17,421

Budget Context

The 2025 budget includes \$155,000 allocated for Lakehouse/Facilities improvements. To date, \$44,479 has been approved for outdoor furniture, chaise lounges, and the fire pit project. If the boardroom renovation proceeds with a not-to-exceed budget of \$25,000, a balance of approximately \$85,521 would remain. This balance may be needed for future projects, including Lighthouse pool repairs and fencing at Pond C.

Next Steps

We recommend the Board:

1. Discuss the concept and proposed budget at the upcoming meeting.
2. Present the refined proposal to the committee for review and feedback.
3. Bring a final version forward for approval at the June Board Meeting.

Attachments:

- Proposed furniture specifications (table and chairs)
- AV quote from Oyster and A/V Specialist

DENVER DESKS, INC

3301 W ALAMEDA AVE
DENVER, CO 80219
303-573-6222
marcos@denverdesks.com

Estimate

Date	Estimate #
4/9/2025	2633

Name / Address
SOUTHSHORE METRO DISTRICT 27301 EAST SOUTHSHORE DR AURORA CO 80016 720 986-6225

Ship To
SAME

Description	Qty	Price each	Total
New 14' Boat shaped conference table cube bases no power (modern walnut)	1	1258	1,258.00T
DELIVERY AND INSTALLATION-NOT INCLUDING CARRYING UPSTAIRS	1	250	250.00T
check or cash upon deliver* Sales Tax			137.98
THANK YOU !!!! NATE		Total	\$1,645.98

Signature _____

Happy Easter Day Sale 🐰 Up to 50% Off – Use Code:HULALAEED8 →

Shopping cart



Johannes Task Office Chair

Color: Navy

Add accident protection for \$11.99



~~\$229.99~~ \$189.99

– 14 +

\$2,659.86



Hulala Home will plant **1 tree** with every order.

Add Order Note

How can we help you?

Coupon:



Coupon code will work on checkout page

5%
OFF

Proposal

Prepared for:

Lakehouse Community Center

May 1, 2025



Contact: Eric Thompson

Email: ericthompson@theavspecialists.com

Phone: 720-324-2005 x712

Cell: 720-771-8495

Welcome to The Audio/Video Specialists

The Audio/Video Specialists, LLC

Simplicity, flexibility, and control are the hallmarks of the seamless technology of a well-designed integrated system in today's digital home. The Audio/Video Specialists uses the art of engineering to bring modern technology into your home with elegance and functionality. Our designer, installer, and project manager make excellence our goal in enhancing your daily lifestyle.

The Audio/Video Specialists is a custom design and installation company that provides home integration and technology solutions. We listen to your needs until we understand the lifestyle and daily habits of your family. Only then do we propose a solution that gets to the heart of what matters most – comfort and convenience.

Electronic Integration

We integrate electronic systems for home networking, telephones, heating/cooling, lighting, security and multi-media entertainment systems that are more than a luxury in your busy day-to-day lives. We've engineered a layered, "technology foundation" that provides a total solution for your home.

We carefully select advanced consumer electronic products for your home and remain available to answer questions and solve problems anytime before, during and after the completion of your project. We document everything from the drawing board to the final installation in your home, providing you with ongoing support and service.

The technology that we install allows independent operation of each system, and adds a simple, easy way to operate all your systems together. This technology gives you an expandable, compatible shell that enhances your lifestyle and your home today and in the future.

Resources

We have the resources to deliver:

Custom Design – Our custom design addresses your current needs while providing a foundation for future enhancements. Optimal performance is combined with seamless integration.

Expert Installation – Close cooperation with your builder and other subcontractors eliminates issues before they arise. Our installers are individually trained. Technical certification from many of our manufacturers is reinforced through a continuing education program at regular intervals. Our attention to detail ensures your home is kept clean and remains in the same or better condition than at the beginning of the project.

The Audio/Video Specialists, LLC

Quality Workmanship - We strive for excellence, and meet or exceed the standards in our industry. We take pride in the quality of our work. The appropriate cables and connectors are always used in our installations. We calibrate each system to exact standards, using the latest in test equipment.

Continuing Service - We provide service support for any questions or preference changes that may arise from using your system for up to 90 days. An optional program for service visits is available on an annual basis. An optional extended warranty agreement covering parts and labor on installed equipment also is available.

Simplicity in Use

Every system we install is designed to operate simply. We will show you how to get the most from your new system. Whether it's the early morning routine, a casual family dinner, or entertaining throughout the home, a single touch of a button can set the desired mood.

The Audio/Video Specialists, LLC

System Breakdown

The breakdown explains the general budget for each aspect of the system and may include a specific amount or a range, if there is a larger range of pricing. The budgeting amount represents only a marker, as final decisions will impact pricing. A good system design is a complex interconnected web of components, so it is important to recognize that the alteration of one budget can affect budgets in other sections. In virtually every budget, you can go up or down, depending upon the quality desired and what the budget can afford. Each budget also includes the labor to install the sub-system as well as the programming involved, if necessary.

This budget proposal is broken down in 3 parts: the network upgrade, the conference room itself, and acoustic treatments for both appearance and function.

Televisions - Interactive

Interactive displays add a new level of interaction for a conference room, allowing a Windows 10/11 computer to be integrated into the display itself. Coupled with a touch screen an interactive display can run Teams, function as a whiteboard and more.

Note: The Samsung 85" is a mid-priced interactive display unit with all the desired features.

Surround Systems

Note: There are no surround system changes in this project.

Acoustic Treatments

Room treatment takes your sound quality to the next level by creating reflective and absorptive surfaces to maximize sound quality. If you have ever been to a commercial theater, you have experienced an acoustically treated room. Did you ever notice how your voice and the reflections change as soon as you enter it? Do you notice how crisp the audio sounds when you experience the movie? That is due to a properly treated room. The budget presented here is for a partial treatment in the most key areas. This can be a fairly large budget, and it is generally done before the room is designed at all. This type of treatment consists of fabric panels that hang like "art". They look great too and compliment the existing décor.

Note: Optional Acoustic panels have been added to create a better acoustical environment for discussions and conferencing.

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Control System

Arguably the most important aspect of any system, the control system includes all the parts and pieces that make the system work. This includes the interface, which is how people interact with your home. It includes the brain of the project which receives commands and sends them to the appropriate devices, such as turning a TV on or off, changing an channel, or determining which channels or audio sources are playing where. It also includes the switching system, which is the nervous system of the design. Quality switching is imperative to make sure that the signal maintains high quality, is consistent, and durable. A good switching system should have almost zero maintenance and last for many years.

Each TV area will have its own voice module. A mobile interface is also included for tablets and phones.

Notes: No automation gear is proposed in this system.

Lighting

Lighting turns great into amazing. The ability to have dramatic fades really makes a theater room, and it is both fun and functional through the rest of the home as well. Final estimate will depend upon total number of loads installed. Additionally, many clients like the lighting trim packages as well, as the wallplates look much nicer in these units. For Bill's place we also had some custom painting done to match the kitchen island wood trim. It is possible to match marble and granite backsplashes too, for the ultimate design aesthetic.

Notes: Note: There are no changes to the lighting systems.

Shades

No shades are part of the system.

HVAC

Note: There are no changes to the HVAC system.

Audio System

To accomplish the desired goals of ease of use and elimination of homeowner access to the equipment cabinet, the set of volume knobs shall be eliminated. All Volume

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control will be set to default with secondary control through the touch screen. Additional, keypads could be added to audio rooms for localized control and volume. However, this is often a less than optimal solution, as it allows for homeowners to have potentially undesired access.

A great feature of other community centers we offer is the App Audio experience. This audio distribution system allows TV's in the gym area to be listened to over a homeowners phone and earbuds. All they need to do is download an app and choose the appropriate TV number (when multiple are available). The app also allows for communication of events, marketing, and messages to its users.

Notes: No formal audio system is being integrated, but the conference system has enhanced speakers for clear voice communication.

Network

Although the control system may be considered most important, your network is the backbone of your integration. Without a solid networking infrastructure, everything will grind to a halt and not work 100%. The primary components of a network are as follows:

1. Router/Firewall – The gateway to the outside world for internet access and primary traffic manager. This gateway is our prosumer model with 1Gbps ability, so it will grow with you.
2. Switches or Managed Switches – Managed switches are a necessity where traffic priorities exist. From VOIP systems to conferencing gear, to just general internet traffic, managed switches allow traffic to get where it needs to go in the correct priority. It can also segment certain devices for security purposes. This project does not require a managed switch. It is a basic 24 port gigabit duplex model.
3. Wireless Access Points – The wireless access points allow everyone to access your network without a physical connection for their purposes whether it be controlling the system, surfing the internet, or watching a show from their device.
4. IP Remote monitoring – This allows us to see problems sometimes before you do. We get notifications and health updates daily, and we can make sure your system is running in top fashion at all times. Remote IP monitoring also greatly reduces service calls by letting us know more precise problems which can be

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often handled by logging in remotely instead of needing an on-site service call. The hardware for IP monitoring is part of our prosumer router series, but it does require an additional subscription fee not included at this time. It costs \$250/year.

Note: For the previous system estimate the network itself was identified as needing to be upgraded. As a result, the core components are included here as well with 6 access points. Final number of access points would be based on the current number, and the final number of network ports could change based on the current status of equipment.

Conference System

The conference gear comes in 2 parts, the primary AI camera system and the auxiliary microphone system for total room coverage.

The goal for an AI driven conference system is so that the current speaker becomes the focus in the teams room and the extended microphone system allows that zoom. The microphone system itself can be considered optional as there is an included microphone array in the primary AI package. However, with the large room size and 14' table it is recommended to have the enhanced system to maximize the performance so that individuals are clearly heard.

Note: None.

Power and Surge System

The power system is an oft-overlooked aspect of a quality design. Good surge protection is obvious, but power control is also an important aspect, as it reduces troubleshooting costs, and allows for existing staff to easily power cycle various components without having to dig into the racks or electronics themselves.

Included in this system is IP power control as well. This allows for easy remote and onsite access to reboot components in the event of any problems.

The power system is mostly an "optional" component, but it is highly recommended. If necessary, this is an area that can be adjusted. The UPS would be the first piece to sacrifice. Battery backup is great for overall system stability, but it can be added at a later date. The IP power control piece is highly recommended, but it as well can be sacrificed if necessary. If so, the surge cost would either double or triple to either \$324 or \$487 due to the number of outlets needed. The IP control unit has 20, so it covers almost all racks.

Note: No changes to the power system are currently proposed.

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System Infrastructure

The system infrastructure includes all the backend hardware, that is mostly non-electronic. This includes the equipment racks and shelving, patch panels and mounting boards for things such as DirecTV modulators, spitters, multi-switches, etc.

Note: No changes to the system infrastructure are currently proposed.

Rough In

Wiring for the conference room itself are TBD, but may need to be modified to accommodate components.

Miscellaneous Notes

A strong design is imperative to the function and longevity of electronics integration. Using a strong design foundation also allows for changes and improvements down the road that may not be foreseen in the initial scope

Labor divisions are not exact for each area, as in the end some systems may end up bleeding into others, but the total labor should be fairly accurate. Unlike rough-in, it is a fixed number, so if things take longer for some reason, there would not be an additional charge, unless it is for additional work.

Due to the lack of a formal technical team, professional and simplified documentation will be provided so that guests can get the most out of the equipment with minimal experience. As always, we will be available for support and additional consultation.

The design fee includes the complete finish of the room as well as the complete description and details of all components included, how to maximize their performance and optimize the system.

Electrical work is not included, but a quad outlet will be necessitated behind the display screen for the TV and components.

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Conference Room

1	Sony Mini LED 85" TV with Commercial Mount	\$3,663
1	Plug and Play AI Enabled Tabletop Conference System	\$1,094
1	Optional - Microphone Extension System w/ 8000+ virtual microphones	\$4,585
1	Plug and Play Presentation System w/2 dongles	\$1,563
1	Optional - Framing System for Sony Mini LED	\$1,563
1	Installation/Programming	\$3,000
1	Documentation and Training	
1	Recessed cabinet behind TV for gear	\$500
1	Patch Cables	\$250

Conference Room (Opt 1) Total \$16,218

\$11,633

The Audio/Video Specialists, LLC

Potential Upgrades

- 1 **Interactive Display - Offers an optional touch panel and advanced interface for users that are more technically savvy (could be booked for an upgrade price)**
- 1 **Acoustic Room Treatments for better sound propagation for microphones**
- 1 **Lighting Control/Automation to make room operation more seamless**
- 1 **Enterprise Networking - To make the conference room and building perform better and more reliably with better security**

The Audio/Video Specialists, LLC



Acoustic Panel Example

The Audio/Video Specialists, LLC



Systems Subtotal**	\$16,218
Labor & Program	\$INC
Rough-In Labor	\$INC
Design/Management	\$1,300
Miscellaneous 2%	\$320

\$13,253

The Audio/Video Specialists, LLC

Total	\$17,538
Tax (Approx)	\$INC
Grand Total	\$17,538

SIGNATURE

DATE

Klein Computer Consultants LLC D.B.A Oyster
Digital LLC
935 S Ogden St
Denver, CO 80209 US
3037654508
evan@oysterdigital.com
oysterdigital.com

Estimate



ADDRESS
South Shore 27301 E Southshore Dr Aurora, CO 80016

ESTIMATE #	DATE	EXPIRATION DATE
3288	04/03/2025	05/31/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/03/2025	A/V services- Taxable	1 x Logitech Rally AI Video Bar and Zoom IP Tablet controller	1	7,755.00	7,755.00T
04/03/2025	A/V services- Taxable	2 x Mics	2	635.00	1,270.00T
04/03/2025	A/V services- Taxable	1 x Mic Hub	1	535.00	535.00T
04/03/2025	A/V services- Taxable	Wall mount for Camera	1	145.00	145.00T
04/03/2025	A/V services- Taxable	Logitech Extend	1	1,452.00	1,452.00T
04/03/2025	A/V services- Taxable	Samsung - 85" Crystal UHD 4K Smart Tizen TV (2024)	1	1,899.00	1,899.00T
04/03/2025	A/V services- Taxable	1 x Flat 85in Wall mount for TV	1	495.00	495.00T
04/03/2025	A/V services- Taxable	Misc Parts, Cables, Anchors etc	1	1,295.00	1,295.00T
04/03/2025	A/V services	Labor to install 1x 85in TV, Conference Room Camera, Mics, Hub , Control Panel and Program. Table and Chairs provided by Customer	1	10,515.00	10,515.00
04/03/2025	RDF Fee	Retail Delivery Fee	1	0.29	0.29

Thank you for your Business! If paying by Credit/Debit Card or ACH a 3% Surcharge will be added to the invoice. Greatly appreciate your time and continued business.
Additional terms governing this Proposal/ Estimate are contained in a Customer Agreement executed between Vendor and Customer. Sales Tax not included in the Proposal/Estimate. Unless Otherwise Stated above.

Prices quoted are subject to increases after the 30th calendar days after the date of this Proposal/Estimate. Scheduling of work will be determined after acceptance. A deposit of fifty percent of the total amount of this proposal/estimate (less sales tax) is required upon acceptance.

SUBTOTAL	25,361.29
TAX	0.00
TOTAL	\$25,361.29

Accepted By

Accepted Date



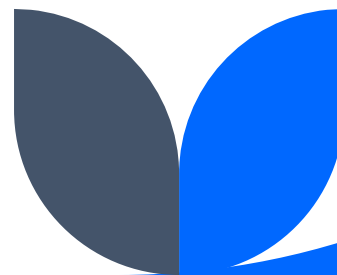
Southshore Landscape Committee

Bench Refinishing Proposal

6/2/25

David Fairclough

JoLynn Brown



Approach

- Photograph all benches within all parks on the Amenities List
- Identify those benches with advanced “gray” or “weathered” appearance requiring refinishing or repair
- Provide pictures of proposed benches to be re-stained / repaired
- Use a bench from Mead (most recently installed) as benchmark
- Consider benches in parks frequently visited by residents
- Equitably distribute refinishing work across districts





- All 36 parks were visited, and 18 parks have benches needing refinishing
- 82 benches documented
- 35 benches need refinishing or repair
- 15 recommended for 2025
- 20 recommended for 2026 and beyond
- Additional benches are scattered throughout Southshore outside the parks



Park Bench Count and Comments

Park #	District	Park Name/Location	Bench(es) , chairs	Comments	# Benches	Priority
1	Senac	Anchor Point Park	2	1 PVC, 1 Metal (In Memory), safety padding needs work		
2	Senac	Boathouse Park	2	All PVC, 1 damaged, need plants	1	2025
3	Senac	S Quantock Way Park	0	n/a		
4	Senac	Senac Trail Park	2	PVC, Ok		
5	Hill	Bridge Park	1	Propose B1, small bench	1	2026
6	Hill	E Indore Avenue Park	3	Propose B1-B3, small bench	3	2026
7	Hill	E Southshore Drive Park	2	Propose B1-B2, small bench	2	2026
8	Hill	Pond Lookout Park	1	Propose B1, small bench	1	2026
9	Hill	S Riverwood Way Park	3	Propose B1-B3, small bench	3	2025
10	Hill	S Shady Grove Way Park	1	Propose B1, small bench	1	2026
11	Hill	Southshore Park	5	Propose B1-B5	5	2025
12	Lake	E Euclid Drive Park	1	Propose B1	1	2026
13	Lake	E Lakeview Place Park	4	All PVC, ok		
14	Lake	E Ottawa Avenue Park	2	1 Light knocked over		2025
15	Lake	E Peakview Park	4	Propose B1-B4, small bench	4	2026
16	Lake	Lakehouse Back Park	1	PVC, Ok		
17	Lake	Lakehouse Front Park	0	n/a		
18	Lake	Loop Park	1	Propose B1	1	2026

Park #	District	Park Name/Location	Bench(es), chairs	Comments	# Benches	Priority
19	Lake	Private Park	4	Ok		
20	Lake	Reservoir Gate 6	2	Propose B1-B2	2	2025
21	Lake	Reservoir Lookout Park	2	Ok		
22	Lake	S Riverwood Court Park	4	Propose B1-B4, small bench, little foot traffic, low priority	4	2026
23	Mead	E Davies Drive Park	0	n/a		
24	Mead	E Roxbury Place Park	4	Ok		
25	Mead	S Waterloo Way Park	2	Ok		
26	Mead	S White Crow Way Park	3	B3 has some stains, wash?	1	2025
27	Mead	S Yantley Way Park	2	Ok		
28	Mead	Spinnaker Park	2	Ok		
29	Ridge	Dog Park	3	Ok		
30	Ridge	Driver Park	0	n/a		
31	Ridge	E Plymouth Place Park	3	Propose B1-B3	3	2025
31	Ridge	Lighthouse Playground	4	Ok		
32	Ridge	Ridge Park	4	Ok		
33	Ridge	S Titus Way Park	2	Ok		
34	Ridge	S Undergrove Court Park	4	Ok		
35	Ridge	Van Park	1	Propose B1	1	2026
36	Ridge	Lighthouse Back Park	1	Propose B1, low priority	1	2026



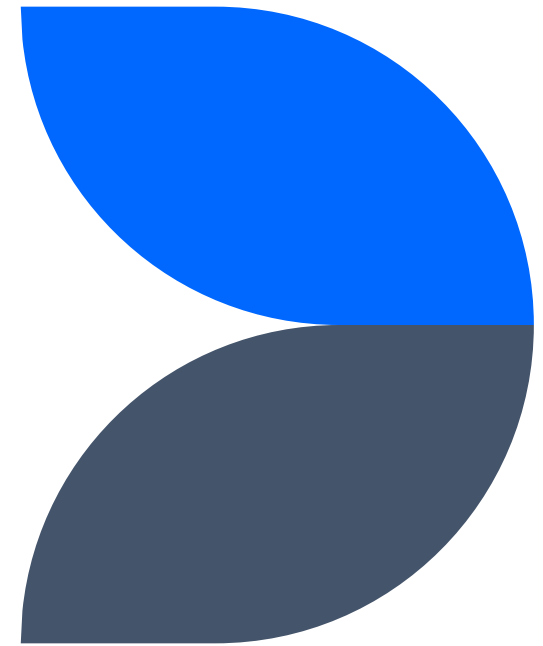
Next Steps

- Submit proposal to Metro Board
- Provide refinishing updates to Landscape Committee
- Perform quality checks until complete
- Amenities spreadsheet, pictures and presentation can be found on Google Drive at:
 - https://drive.google.com/drive/folders/1YkTdbCbBrc43hk7U2o4-tf5wsQs6TD1H?usp=drive_link



Bench Pictures

Includes those benches
recommended for 2025



Methodology and Identification

- Identify those benches with advanced “gray” or “weathered” appearance requiring refinishing or repair
- Each park’s benches are photographed
- Text is added to each park bench picture for unique identification
- Numbering is B1, B2, B3, etc. and begins from leftmost bench moving clockwise



Mead Baseline



Boathouse Park (Bench Damage)



S Riverwood Way Park



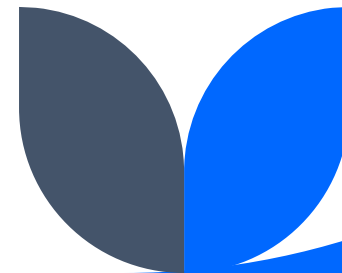
Southshore Park



Southshore Park (cont.)



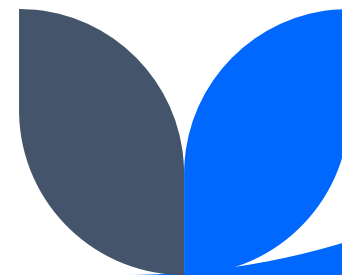
Southshore Park B5



E Ottawa Avenue Park

No bench requires refinishing, but one of the lights has been knocked over

Reservoir Gate 6 B1-B2



S White Crow Way Park (wash only?)



E Plymouth Place Park



