

NOTICE OF JOINT REGULAR MEETING & AGENDA

SADDLE ROCK SOUTH AUTHORITY

SADDLE ROCK SOUTH METROPOLITAN DISTRICT NOS. 2 – 4

This meeting will be held via teleconferencing and can be joined through the directions below:

<https://us06web.zoom.us/j/83543225585?pwd=w2dy79p663fTggavfSZxEjnGTmqTDk.1>

Meeting ID: 835 4322 5585

Password: 939282

Call-in Number: 1-720-707-2699

Thursday, September 11, 2025

2:30 P.M.

Saddle Rock South Authority Board

James Quarles, President	Designee for District No. 3
Jason Inzer, Treasurer	Designee for District No. 2
Marie B. Hensler, Secretary	Designee for District No. 4
Alternate Designees:	
Morgan Hill	Alternate Designee for District No. 2
Jan Taylor	Alternate Designee for District No. 3
Robert Childs	Alternate Designee for District No. 4

Board of Directors, District No. 2

Jason Inzer, President	Term Expires May 2029
Morgan Hill, Secretary	Term Expires May 2029
Taylor Close, Treasurer	Term Expires May 2029
VACANCY	Term Expires May 2027
VACANCY	Term Expires May 2027

Board of Directors, District No. 3

James Quarles, President	Term Expires May 2029
Jan Taylor, Secretary/Treasurer	Term Expires May 2029
Jordan Rigberg, Assistant Secretary	Term Expires May 2029
VACANCY	Term Expires May 2027
VACANCY	Term Expires May 2027

Board of Directors, District No. 4

Marie B. Hensler, President	Term Expires May 2027
Robert Childs, Treasurer/Secretary	Term Expires May 2029
Robin Childs, Assistant Secretary	Term Expires May 2029
VACANCY	Term Expires May 2029
VACANCY	Term Expires May 2027

1. ADMINISTRATIVE MATTERS

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

2. **PUBLIC COMMENT** (Items not on the Agenda; Comments limited to three minutes per person)
3. **CONSENT AGENDA ITEMS** (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.)
 - a. District Nos. 2-4 Matters
 - i. Approval of Board Meeting Minutes from May 8, 2025 Meeting (District Nos. 2 & 3) *(previously distributed; available upon request)*
 - ii. Approval of Board Meeting Minutes from July 10, 2025 Meeting (**enclosure**)
 - iii. Acceptance of Unaudited Financial Statements as of June 30, 2025 (**to be distributed**)
 - iv. Ratification of 2024 Audit and Client Representation Letter (District No. 2) *(previously distributed; available upon request)*
 - b. Authority Matters
 - i. Approval of Board Meeting Minutes from July 10, 2025 Meeting (**enclosed above**)
 - ii. Acceptance of Unaudited Financial Statements as of June 30, 2025 (**to be distributed**)
 - iii. Ratification of Payment of Claims as of September 11, 2025 (\$_____) (**to be distributed**)
 - iv. Approval of Renewal of Independent Contractor Agreement with Keesen Landscape Management, Inc. ("Keesen") for Snow Removal Services for 2025-2026 Winter Season (**rate sheet enclosed**)
4. **FACILITIES MANAGEMENT MATTERS**
 - a. Update on Clubhouse
 - i. Clubhouse Use Report (**enclosure**)
 - ii. Update on Status of Proposals for New Furnace and Air Conditioning Unit
 - b. Update on 2025 Pool Season
5. **ENGINEER MATTERS (Enclosure – Engineer's Report)**
 - a. General Update on Stormwater Ponds
 - i. Update on Pond L-5 Repairs and Rehabilitation Project
 - b. Update on Assessment of Parking Areas
 - c. Update on Fence Maintenance Matters
 - i. Consider Approval of Cost Share Agreement with Saddle Rock South Master Association, Inc. (Fence Improvements) (**enclosure**)
6. **SAFETY AND SECURITY MATTERS**
 - a. General Update
 - b. Update on Security Camera Operations
 - c. Discuss Request for Speed Radar Signs on S. Liverpool Street
 - d. Review and Consider Approval of Proposal from TERRACRAFT, LLC for Additional Lighting at Ottawa Park (\$10,900) (**enclosure**)
7. **FINANCIAL MATTERS**
 - a. 2026 Budget Matters

- i. Review Preliminary Assessed Valuations (**enclosures**)
- ii. Set 2026 Budget Hearing Date – November 13, 2025 at 2:30 P.M. at the Saddle Rock South Clubhouse
- iii. Update on 2026 Draft Budgets and Budget Workshop

8. DIRECTORS' MATTERS

- a. Discuss Community Social Events
- b. Discuss Installation of Little Library at Ottawa Park

9. DISTRICT MANAGER MATTERS (Enclosure - Management Report)

- a. Groundskeeping Committee Update
 - i. Update on Median Rehab Project
- b. Consider Approval of Addendum No. 5 to the Independent Contractor Agreement with Keesen for 2025 Holiday Lighting Services (\$11,700.00) (**enclosure**)

10. LEGAL MATTERS

- a. Update on Collection Matters

11. OTHER BUSINESS

- a. Next Regular Meeting (2026 Budget Hearings) – November 13, 2025 at 2:30 P.M. at the Saddle Rock South Clubhouse

12. ADJOURNMENT

Remaining 2025 Meeting Date (at 2:30 P.M.)

November 13, 2025 (2026 Budget Hearings) – Saddle Rock South Clubhouse