

NOTICE OF JOINT REGULAR MEETING & AGENDA
SADDLE ROCK SOUTH AUTHORITY &
SADDLE ROCK SOUTH METROPOLITAN DISTRICT NOS. 2 – 4

6800 S. Liverpool Street, Suite A
Aurora, Colorado

Thursday, November 13, 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 July 10, 2025 Meeting (District No. 4) *(previously distributed; available upon request)*
 - ii. Approval of Board Meeting Minutes from September 11, 2025 Meeting (**enclosure**)
 - iii. Acceptance of Unaudited Financial Statements as of June 30, 2025 (District No. 4) *(previously distributed; available upon request)*
 - iv. Acceptance of Unaudited Financial Statements as of September 30, 2025 (**enclosure**)
 - v. Approval of Renewal of General Liability Schedule and Limits and Property Schedule
 - vi. Approval of Amended and Restated Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer (**enclosure**)
 - vii. Approval of Engagement Letter with WBA, PC for Legal Services (**enclosures**)
 - viii. Ratification of 2024 Annual Report (**enclosure**)
 - ix. Ratification of 2024 Quinquennial Report (**enclosure**)
- b. Authority Matters
 - i. Approval of Board Meeting Minutes from September 11, 2025 Meeting (**enclosed above**)
 - ii. Ratification of Payment of Claims as of November 13, 2025 (\$182,563.85) (**enclosure**)
 - iii. Acceptance of Unaudited Financial Statements as of September 30, 2025 (**enclosed above**)
 - iv. Approval of Renewal of General Liability Schedule and Limits and Property Schedule (**property schedule enclosed**)
 - v. Approval of Amended and Restated Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer (**enclosed above**)
 - vi. Approval of Engagement Letter with WBA, PC for Legal Services and Addendum for Management Services (**enclosures**)
 - vii. Ratification of Cost Share Agreement with Saddle Rock South Master Association, Inc. (Shared Fence Improvements) (**enclosure**)
 - viii. Ratification of Addenda to 2025 Independent Contractor Agreement with Keesen Landscape Management, Inc. for the following: (**enclosures**)
 - (a.) Addendum No. 6 for Dirt Backfill Sidewalk Behind South Pool (\$626.59)
 - (b.) Addendum No. 7 for East Pool Drainage Repair and Enhancements (\$4,575.68)
 - (c.) Addendum No. 8 for Iris Bulb Planting at Easter Wall Garden (\$1,396.40)
 - ix. Approval and Renewal of Consultant and Contractor Agreements for 2026 Services (copies of all agreements available upon request; no changes in scope or fees unless otherwise noted. New Agreements to be signed with Authority as necessary):
 - (a.) WBA, PC, Attorneys at Law, for General Counsel and Management Services
 - (b.) Metropolitan District Public Safety Group, LLC for Security Services
 - (c.) Simmons & Wheeler, P.C. for Accounting Services
 - (d.) MMI Water Engineers, LLC for Engineering Services (updated fee schedule for 2026) (**enclosure**)

- (e.) Keesen Landscape Management, Inc. for Landscape Maintenance Services (updated fee schedule for 2026) (**enclosure**)
- (f.) Front Range Recreation, Inc. for Pool and Clubhouse Management Services
- (g.) @Yur Service, LLC for Handyman Services
- (h.) Home Service Group, Inc. for Clubhouse Cleaning Services
- (i.) BW Technologies Inc. for Security System and Monitoring Services
- (j.) Flock Group Inc. for License Plate Recognition Camera Services
- (k.) The Cutting Edge Landscaping, Inc. for Tree Maintenance, Mosquito Control, and Winter Watering Services
- (l.) The Electrician, Inc. for Outdoor Lighting Repair and Installation Services
- (m.) Diversified Underground, Inc. for Utility Locating Services
- (n.) Water Services Company d/b/a Backflow Tech, Inc. for Backflow Testing and Repair Services
- (o.) Gotcha Recovery Services LLC for Towing Services
- (p.) Playground Safety Solutions, LLC for Routine Playground Inspections
- (q.) Sunny Day Concrete, LLC for Concrete Repair and Maintenance Services
- (r.) Bedrock, LLC d/b/a Ground Solutions for Mulch Installation Services
- (s.) Standard Lumber and Hardware Co. d/b/a Standard Fence Company for Fence Repair and Gate Installation Services
- (t.) Woodlake Construction Management, LLC for Pond Maintenance Services
- (u.) Ramey Environmental Compliance, Inc. for Underdrain Inspection Services
- (v.) Renaissance Infrastructure Consulting, Inc. for Civil Engineering Services for Pond L-5 Rehabilitation Project
- (w.) Rose Paving, LLC for Parking Lot Paving Services

4. FACILITIES MANAGEMENT MATTERS

- a. Update on Clubhouse
 - i. Clubhouse Use Report (**enclosure**)
 - ii. Review Proposals for New Furnace, Air Conditioning Unit, and Hot Water Heater (**enclosures**)
- b. Review 2025 Pool Closing Report (**enclosure**)
 - i. Consider Approval of Proposal from Front Range Recreation, Inc. for Wader Pool Replastering at South and East Pools (**enclosures**)
 - ii. Consider Approval of Proposal from Front Range Recreation, Inc. for Wireless Autofills at South Pool (**enclosure**)

5. ENGINEER MATTERS (Enclosure – Engineer’s Report)

- a. General Update on Stormwater Ponds
 - i. Update on Status of Pond L-5 Repair and Rehabilitation Project
 - (a.) Consider Approval of Proposal from Renaissance Infrastructure Consulting, Inc. for Project Manual and Bidding Work (\$9,000) (**enclosure**)
- b. Update on Saddle Rock South Master Association Phase 2 Fence Project

6. DIRECTORS' MATTERS

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

7. DISTRICT MANAGER MATTERS (Enclosure - Management Report)

- a. Groundskeeping Committee Update
 - i. Discuss Arapahoe Road Median Rehab Project
- b. Consider Adoption of 2026 Annual Administrative Resolution (Authority) (**enclosure**)
- c. Consider Adoption of 2026 Joint Annual Administrative Resolution (District Nos. 2-4) (**enclosure**)

8. SAFETY AND SECURITY MATTERS

- a. General Update
- b. Update on Security Camera Operations
- c. Update on Clubhouse and Marketplace Security Matters
- d. Discuss Request for Speed Radar Signs on S. Liverpool Street
- e. Review and Consider Approval of Proposal from Terracraft, LLC for Additional Lighting at Ottawa Park (\$10,900) (**enclosure**)

9. FINANCIAL MATTERS

- a. 2025 Budget Amendment Hearings
 - i. Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution Amending Budget (District No. 2) (**enclosure**)
 - ii. Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution Amending Budget (District No. 3) (**enclosure**)
 - iii. Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution Amending Budget (District No. 4) (**enclosure**)
- b. 2026 Budget Hearings
 - i. Conduct Public Hearing on 2026 Budget and Consider Adoption of Resolution Adopting Budget and Appropriating Sums of Money (Authority) (**enclosure**)
 - ii. Conduct Public Hearing on 2026 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies (District No. 2) (**enclosure**)
 - iii. Conduct Public Hearing on 2026 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies (District No. 3) (**enclosure**)
 - iv. Conduct Public Hearing on 2026 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies (District No. 4) (**enclosure**)
- c. Consider Approval of Engagement of Wipfli LLP to Perform 2025 Audit (Authority & District No. 4)

10. LEGAL MATTERS

- a. Update on Collection Matters

11. OTHER BUSINESS

- a. Next Regular Meeting – January 8, 2026, at 2:30 P.M.

12. ADJOURNMENT

2026 Meeting Dates (all at 2:30 P.M.)

January 8, 2026

March 12, 2026

May 14, 2026

July 9, 2026

September 10, 2026

November 12, 2026 (2027 Budget Hearings)