

MINUTES OF A BUDGET WORKSHOP AND SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Monday, September 24, 2018, at 6:00 p.m. at 6601 S. Wheatlands Pkwy, Aurora, CO 80016

Attendance

A budget workshop and special meeting of the Board of Directors of the High Plains Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Kevin McGlynn  
Drew Messerli  
Curtis Stroud  
Josie O'Neill  
Frank McGuinn

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Sarah Hunsche and Ben Houghton, CliftonLarsonAllen, LLP, District Accountant; Jerry Maness and Kevin Cox, COX Pro Landscaping, LLC.

Call to Order

It was noted that a quorum of the Board was present and that the Directors had confirmed their qualification to serve, and therefore the budget workshop and special meeting of the Board of Directors of the High Plains Metropolitan District was called to order.

Declaration of Quorum/Director Qualification/Reaffirmation of Disclosures

Mr. Waldron advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Waldron reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron noted that a quorum was present and inquired into whether members

of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Agenda The Board reviewed the proposed agenda. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comment None.

Discuss Proposed 2019 Budget Ms. Hunsche reviewed the proposed budget with the Board. The Board discussed various budget items and changes to be made to the draft budget. Ms. Hunsche will incorporate the changes and circulate a revised draft to the Board.

### **Director Items**

Discuss Full Spectrum Lighting Proposal The Board reviewed the proposal from Full Spectrum Lighting to change the remaining lights to LED and add outlets to each of the 69 power poles, in the amount of \$3,000 for labor and \$7,000 for materials. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Park Update Mr. Waldron provided an update to the Board on the status of Park construction. He noted that Architerra is wrapping up the latest plan set, and subcontractors are working on additional drawings. Architerra will compile and provide to the Board for review a 75% level set. The District has a pre-submittal meeting with the City of Aurora for Planning submittal next week. Following that meeting, Architerra will begin to pull together the initial submittal, which process may take 6-8 weeks or more. The District will know more next week after the pre-submittal meeting.

Entry Monument Sign The District has received approval from the Planning Department and the Board requested that the project move forward with bidding, as is, and to the extent changes are made to the planting bed, those changes can be incorporated at a later date.

Holiday Lighting The Board engaged in discussion regarding additional

holiday lighting within the community. After discussion the Board requested proposal from Cox for holiday decoration to be added to the light poles, with the quote on a “per light pole basis”, and that the map be prepared showing the proposed locations. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized Director O’Neill to approve the final design and amount.

**Removal of Plant Material**

The Board engaged in general discussion regarding removing the dying plant material in the District, and requested a proposal from Cox Landscaping to remove all plant material that is more than 60% dead or dying. Following discussion, upon a motion duly and seconded, the Board authorized Director Stroud to give final approval of the proposal from Cox Landscaping.

**Landscape Architect**

The Board engaged in general discussion regarding the recommendation from the landscape committee to engage a landscape architect to look at redesigns for the entry ways and medians. Following discussion, upon a motion duly made and seconded, the Board approved the engagement of a Landscape Architect and directed the District Manager to reach out and begin the process with the architects.

**Other Business**

The Board noted that the new posting sign off Smokey Hill Road is peeling and needs to be repaired or replaced.

The Board requested that quotes be obtained for sealing the stamped concrete areas maintained by the District.

The Board noted that the entry “gatehouse” needs to be better maintained. Ms. Borisov will provide an update to the Board at the next meeting.

The Board noted that they are continually getting complaints relative to the Golf-Course landscaping. The Board requested a letter be sent to the Golf-Course noting the concerns.

**Adjourn**

There being no further business to be conducted, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved on the \_\_\_\_ day of  
November, 2018.