

MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, May 17, 2018, at 6:00 p.m. at 7777 S.
Country Club Pkwy, Aurora, CO 80016

Attendance

A regular 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
Curtis Stroud
Joanne Collins

Directors Messerli and O'Neill were absent. All Directors absences are deemed excused unless otherwise noted in these minutes.

Also present were Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Irene Borisov, Summit Management & Consulting, District Manager; Sarah Hunsche, CliftonLarsonAllen, LLP, District Accountant; and Kevin Cox and Jerry Maness, COX Pro Landscaping, LLC.

Members of the public in attendance at the meeting are reflected on the attached sign-in sheet.

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 regular 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

Homeowners commented on rock in the median of E Mineral Dr. and S Blackstone Pkwy. The placement of the boulders on E Mineral Dr. and S Country Club Pkwy are too close to the curb, and information on the extension of Delbert Road.

Consider Election of Officers

Deferred.

Discuss Status of Park Design and Monument Design (Architerra)

Deferred. The Board would like to schedule a special meeting with Architerra to discuss the costs of the monument and review the park design.

Consent Agenda

Mr. Waldron presented the items on the consent agenda to the Board. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon motion duly made and seconded, the following items on the consent agenda were unanimously approved and adopted:

- Approve April 24, 2018 Regular Meeting Minutes
- Review and Consider Ratification and Approval of Payment of Claims represented by checks and online payments in the amount of \$48,104.67.
- Consider Approval of 24-Hour Posting Resolution
- Ratification of Resolution Establishing Policies and Procedures for the Acceptance of Landscape and Park Improvements

Landscape Maintenance

Landscape Maintenance Report

Mr. Cox reviewed the landscape maintenance report with the Board. He noted that the Plant Audit is underway, and that Cox Landscaping will review trees and the Landscaping Committee will review shrubs. Mr. Cox also noted that they have begun installing annual flowers, and weeds continue to be a problem. The Board engaged in general discussion regarding landscaping on Lennar property and requested Legal Counsel to ask Lennar to come to the next meeting to discuss the landscaping turnover.

The detention pond continues to hold water which is likely due to cattails and sediment. Cox Landscaping would like to pump water out to evaluate the pond. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and authorized Cox Landscaping to proceed with drainage and evaluation.

Discuss Perimeter Fencing

General Discussion. The Board directed Cox Landscaping to review the perimeter landscaping and provide a proposal to the Board for consideration.

Discuss, Review and Approve Work Orders/Proposals

The Board engaged in general discussion regarding Cox Landscaping proposal number 739. Following discussion, the Board determined they would like to look at the site.

Discuss Water Usage Tracking and Reconciliation

Ms. Borisov reviewed the water usage tracking and reconciliation with the Board. The Board engaged in general discussion.

Ms. Borisov informed the Board that she met with the golf course regarding water costs. The golf course noted well work and mainline work will be underway shortly and the District will be required to pay 20% of costs.

She also noted that the golf course has requested financial assistance with installing landscaping on ROW parcel on E. Moraine Dr. Following discussion, the Board denied the request.

Other Landscape Maintenance

The Board requested Cox Landscaping remove fencing from E. Long Pl. to the park by S. Valleyhead Way.

Facilities Management/District Operations

District Manager's Report

Ms. Borisov reviewed the District Manager's Report with

the Board. The Board engaged in general discussion.

Covenant Enforcement/Architectural Review Matters

Ms. Borisov updated the Board on covenant enforcement matters. The Board engaged in general discussion regarding drives and garbage cans in backyards. The Board requested that the covenants be enforced as written and noted that garbage cans need to be screened.

Discuss Collection/ Delinquent Accounts

General discussion.

Update on Filing No. 3 and Commissioned Art Work

Ms. Borisov gave a general update to the Board. She noted that Lennar is working on a proposed art piece, The Board requested legal counsel invite Lennar to discuss the proposed art with the Board at the next Board meeting.

Other Facilities Management

None.

Financial Report/Financial Matters

Financial Statements/Cash Position Report

Ms. Hunsche reviewed the March 31, 2018 unaudited financials with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials.

Discuss Status of 2017 Audit

Ms. Hunsche informed the Board that field work would begin in June and the draft audit will be presented at the July meeting.

Other Financial Matters

The Board requested Sign Licenses be proposed for signs installed on District property by homebuilders.

Legal Matters

Discuss Agreement with Property Owners of 7966 South Titus Court

Mr. Waldron reviewed the Agreement with the Property Owners of 7966 South Titus Court with the Board. Following discussion, upon a motion duly made and seconded, the Board authorized Legal Counsel to move forward with the agreement between the District and the Homeowners.

Discuss Sale of Tract O to Adjacent Property Owners

The Board requested legal counsel discuss the property with the adjacent property owners A question was raised regarding the ownership of the electrical meters on the site.

SARIA Update

Mr. Waldron reviewed the SARIA Master Plan No. 2 with

the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board approved the SARIA Master Plan No. 2 excluding the Quincy Road project.

Other Legal Matters None.

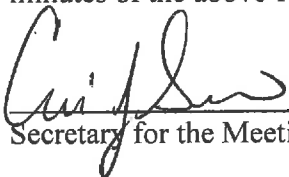
Director's Items/Other Business None.

Consider Resignation of Jo Collins The Board engaged in general discussion regarding the Resignation of Jo Collins. Following discussion, upon a motion duly made and seconded, the Board thanked Ms. Collins for her service and unanimously accepted her resignation.

Consider Board Appointment to Fill Vacancy The Board discussed the vacancy and determined to hold a special meeting to fill the vacancy.

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 28th day of June, 2018.

