

MINUTES OF A REGULAR MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, May 16, 2019, at 6:00 p.m. at 7777 S
Country Club Parkway, Aurora, Colorado.

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:

Drew Messerli
Josie O'Neill
Trevor Garbers
Frank McGuinn
Pascal Dengah

Also present were Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Ben Houghton and Carrie Bartow, CliftonLarsonAllen, LLP, District Accountant; Lesanne Dominguez, The Architerra Group; Kevin Cox and Jerry Maness, Cox Professional Landscape Services, LLC; Irene Borisov, Summit Management & Consulting, District Manager; Julie Hendricks, Consilium Design, Inc.; and homeowners.

Call to Order

Director Messerli noted that a quorum of the Board was present and called the meeting 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 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 presented.

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:

- April 18, 2019 Meeting Minutes
- Payment of Claims represented by checks and online payments in the amount of \$86,081.05

Capital Improvements

Discuss Status of Park Design
(Architerra)

Ms. Dominguez informed the Board that the master plan has been submitted to the City and they expect comments back next week. She also noted that the engineer requested some modifications and they are working on finalizing the bid set.

Discuss Status of Monument Sign
and Consider Award of Contract
(Architerra)

Mr. Waldron informed the Board that the District received a new proposal for Monument Sign Design from DaVinci this week in the amount of \$371,000, which did not conform to bid documents. Mr. Waldron noted that the Monument Sign can either be included with the High Plains Park design and bidding or the Board can continue discussions with the two bidders for the Monument Sign. The Board engaged in general discussion regarding the Monument Sign. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to include the Monument Sign with the High Plains Park bidding package.

Review Proposals for Entryway
Column Signage

Mr. Hofstetter reviewed his proposals with the Board. The Board engaged in general discussion regarding the Entryway Column Signage. Mr. Hofstetter agreed to send additional proposals to Ms. Borisov.

Update on Consilium Design
Landscape Master Plan

Ms. Hendricks reviewed the Landscape Master Plan with the Board. She noted that the biggest issues they found are the irrigation system, water quality, planting zones and soil

quality. She informed the Board that due to the poor water quality, the system requires constant cleaning of sprinkler heads and filters, which is affecting spray radius and drip areas. Additionally, there is a leak in the large inline drip system because there are no flush valves in the line. Ms. Hendricks noted that the current irrigation controllers do not have remote access which makes managing water difficult and requires on-site maintenance. She informed the Board that planting zones need to be established as annual flowers have significantly different watering needs than shrubs, perennials and turf. The soil tests came back with high levels of lime, high PH, low levels of nitrates and low levels of organic material. Ms. Hendricks informed the Board that Consilium recommends that flush valves be installed at the end of all lines, remote access added to irrigation controllers, separate planting zones for annual flowers be established, and organic material and nitrate be added to the soil to lower the PH and lime levels.

Mr. Waldron inquired about the ideal time for installation of annuals. Ms. Hendricks stated that Spring or Fall are ideal times and that there is more selection in the Spring. The Board engaged in general discussion and directed Ms. Borisov to circulate the landscape master plan to landscaping committee. The Board and landscape committee will discuss at the June Board meeting.

Discuss Status of Turnover of Park and Filing No. 3 Improvements

Mr. Waldron noted that the landscape committee and the Board walked the Lennar Park today. He noted that Lennar has asked for the Lennar Park to be accepted by the District and Lennar has hired litigation counsel to discuss acceptance. Mr. Waldron stated that the District has hired Architerra to prepare a punch list with items to be corrected by Lennar prior to acceptance.

Landscape Maintenance

Landscape Maintenance Report

Mr. Cox reviewed the Landscape Maintenance report with the Board. He noted that the bulk of the annual flowers will be installed next week, the pots have been ordered for the bridge and they are working on coordination of watering. Mr. Cox noted that the walk-through at the new Lennar Park was completed today and there are a number of issues to work through with the contractor. Mr. Waldron requested Cox check the irrigation system at the Lennar Park.

Mr. Cox noted that the District and City are continuing discussion related to the landscaping on the City tract

adjacent to the park. He also noted that the City engineer is looking into fixing the pressure in the irrigation system.

Discuss Review and Approve Work Orders/Proposals None.

Landscape Committee Report None.

Other Landscape Maintenance None.

Facilities Management/District Operations

District Manager's Report Ms. Borisov reviewed the District Manager's Report with the Board. She noted that the Spring reminder letters went out this week and she will begin neighborhood inspections for weeds and mowing next week.

Covenant Enforcement/Architectural Review Matters Ms. Borisov informed the Board that there has been a resident request for wind screen installation which was denied due to lack of design requirements and noted that the architect will not approve a request like this without Board support. Mr. Hofstetter, the resident who is requesting the wind screen, informed the Board that the purpose of the request is to create a privacy screen. Ms. Borisov noted that the request has been approved by both neighbors. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the request. Director O'Neill abstained.

Other Facilities Management The Board directed Ms. Borisov to prepare a standard privacy fence policy and provide examples at the next meeting.

Ms. Borisov noted that everything has been transitioned to the new website and the old website will be removed at the end of May. She also noted that the neighborhood garage sale banners are up and the dumpster will be delivered Friday morning.

Financial Report/Financial Matters

Cash Position Report Mr. Houghton reviewed the Cash Position Report with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the Cash Position Report.

Discuss 2018 Audit Mr. Waldron noted that CliftonLarsonAllen is currently working with the accountant on finalizing the audit for Board review and will present to the Board at the next meeting.

Discuss Historical Mill Levy Debt Ms. Bartow reviewed the Historical Mill Levy Debt informational handout with the Board. The Board engaged in general discussion.

Other Financial Matters None.

Legal Matters

Discuss HB19-1087 Mr. Waldron reviewed HB19-1087 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to post meeting notices on the District website and no longer post notices physically in the boundaries of the District effective August 2, 2019.

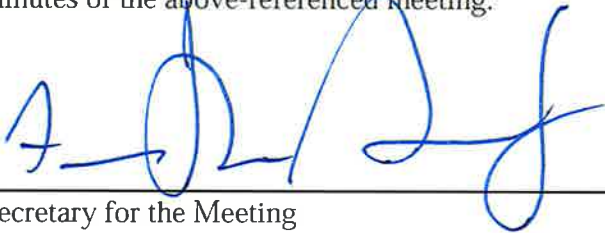
Other Legal Matters None.

Public Comment None.

Directors Items/Other Business Director O'Neill inquired about the garden boxes which were approved to be installed at a home located near the Blackstone Country Club. Ms. Borisov noted that the request was approved and Ms. Borisov will provide additional information to Director O'Neill.

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 24th day of July, 2019.