

MINUTES OF A REGULAR MEETING OF THE BOARD  
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, February 20, 2020, 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  
Pascal Dengah

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Carrie Bartow, CliftonLarsonAllen, LLP, District Accountant; Kevin Cox and Jerry Maness, Cox Professional Landscape Services, LLC; Bob Howey, Tree Analysis Group; Erik Hofstetter, 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 amended.

Acknowledge Resignation of Frank McGuinn and Discuss Board Vacancy

The Board acknowledged the resignation of Frank McGuinn and thanked him for his service on the Board. The Board engaged in general discussion regarding the Board Vacancy. Following discussion, the Board determined to fill the vacancy through the election process.

**Consent Agenda**

The Board reviewed the items on the consent agenda. 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 a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- January 16, 2019 Regular Meeting Minutes
- Claims Listing in the Amount of \$183,911.06
- Pay Application No. 4 from Arrow – J Landscape & Design, Inc.

**Review and Discuss Tree Planting Master Plan (Bob Howey)**

Mr. Howey reviewed the 5-year Tree Planting Master Plan with the Board. Mr. Howey noted that the District currently has approximately 240 Ash Trees which should be phased out due to the Emerald Ash Borer. He noted that the plan proposes to plant 462 trees over the next 5 years. The Board engaged in discussion regarding tree diversity in the community to ensure there is a good mix of species, location of plantings and the possibility of spading trees and moving them to other locations. Following discussion, the Board requested that the report be referred to the landscape committee, and that the committee, Mr. Cox, and Mr. Howey meet to review the plan and prepare a final recommendation to the Board.

**Capital Improvements**

Update on Entryway Master Plan, Review Bids and Consider Award of Contract

The Board reviewed the bids, bid tabulation and differences in cost. Following discussion, the Board directed legal counsel to request mock-ups for the raised brick planter walls from each contractor, as the planter beds will be the focal point of the project, and that clarification of the scope of work be provided to the bidders.

Update on Entry Pillars Permitting and Construction (Erik Hofstetter)

Mr. Hofstetter provided an update on the entry pillar project. He noted the first of the pillar signs was installed today at

Update on Park and Monument Sign Construction and Schedule

the main bridge entrance, and showed pictures of the completed signs. Mr. Hofstetter noted that he's anticipating all of the signs will be completed within the next 4 weeks, weather dependent.

Update on Park Project

Mr. Waldron updated the Board on the status of the Park Project. He noted that the shelter frame inspection is scheduled for February 19, 2020, basketball hoop poles are scheduled for installation this week, and the monument sign stucco is scheduled to be completed on February 28, 2020.

Consider Approval of Change Order No. 1 with Arrow – J Landscape & Design, Inc. in the amount of \$34,936.28

The Board engaged in general discussion regarding line items in Change Order No. 1 with Arrow - J Landscape & Design, Inc. The Board reviewed the updated monument sign planting plan, and requested feedback from the landscape committee. It was noted that the changes requested by the landscape committee had been made. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Change Order No. 1 in the amount of \$34,936.28.

Consider Approval of Proposal for Dual Striping Basketball Court for Pickleball

The Board reviewed the proposal to dual stripe the basketball court with pickleball lines. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Review and Discuss Proposal from Architerra for Design of Park Sign

The Board reviewed the proposal from Architerra for new park signage. Following discussion the Board requested design options be provided for the Board to review.

### **Landscape Maintenance Matters**

Landscape Maintenance Report

Mr. Cox reviewed the Landscape Maintenance Report with the Board. Mr. Cox noted that Lennar is not currently removing snow on the sidewalks adjacent to the new streets, but is removing snow in the park. The Board engaged in general discussion regarding the removal of temporary construction fencing and cleaning up the area. Mr. Cox said he would take care of the cleanup at no cost to the District.

Discuss, Review and Approve Work Orders/Proposals

Mr. Cox reviewed Estimate No. 1125 in the amount of \$1,580 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Estimate No. 1125.

Mr. Cox reviewed a proposal from ArborScape for insect spraying in the amount of \$8,250.00 with the Board.

Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposals.

Other Landscape Maintenance           None.

**Facilities Management/District Operations**

District Manager’s Report           Ms. Borisov reviewed the District Manager’s Report with the Board. No action necessary.

Covenant Enforcement/Architectural Review Matters           Ms. Borisov reviewed a homeowner request for paint color approval for 26881 E Clifton Drive with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the request as the chosen color is in the approved historical colonial color palette. Director O’Neill abstained.

Ms. Borisov reviewed a variance request to change back siding to stucco rather than lap siding with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the variance request.

Altitude Elementary School – Traffic Safety Concerns           The Board engaged in general discussion regarding the City of Aurora’s failure to incorporate a crosswalk across E Smoky Hill Pkwy at S Country Club Pkwy to Altitude Elementary School. The Board would like to see the City of Aurora install a crosswalk and/or traffic control measures and provide additional police presence.

Discuss Snow Removal on City Owned Streets           Ms. Borisov reviewed the proposals for snow removal on the City-owned streets with the Board. The Board engaged in general discussion regarding the potential costs, liability and logistics, including where to push the snow and potentially plowing the snow against people’s cars. Following discussion, upon a motion duly made and seconded, the Board directed Ms. Borisov to provide a community newsletter highlighting the Board’s discussion to include the discussion on possibly setting aside money for emergency plowing in the incident of a blizzard event.

Discuss 2019 Highlights           Ms. Borisov asked the Board if they would like to have a 2019 District highlights and summary prepared for the community. Following discussion, upon a motion duly made and seconded, the Board directed Ms. Borisov to prepare a 2019 and 2020 summary for Board review.

Other Facilities Management Ms. Borisov updated the Board on the status of negotiations on insurance requirements for the Contractor Agreement with Lee Design Group, noting that the contractor has reached out to its insurance carrier for options.

**Legal Matters**

Discussion Regarding 2020 Landscape Maintenance Contract Mr. Waldron noted the current landscape maintenance contract with Cox expires on April 30th and asked whether the Board wanted to bid out the contract this year. Following discussion, upon a motion duly made and seconded, the Board directed Ms. Borisov to bid the contract.

Other Legal Matters None.

**Financial Report/Financial Matters**

Consider Acceptance of Unaudited Financial Statements Ms. Bartow reviewed the December 31, 2019 unaudited financial statements with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials.

Other Financial Matters The Board engaged in general discussion regarding the debt call provisions with Ms. Bartow. Ms. Bartow also reviewed the 2017 financial model with the Board, noting that the District is ahead of schedule.

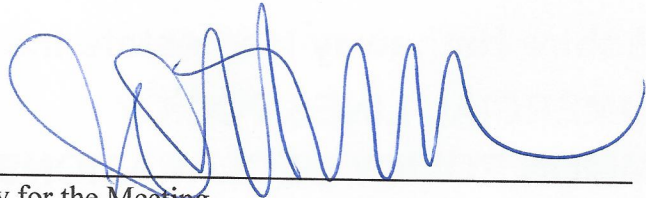
**Public Comment** None.

**Directors Items** The Board engaged in general discussion regarding the March regular meeting, as it is currently scheduled for the week of spring break. The Board requested the meeting be rescheduled.

**Other Business** Director O’Neill inquired whether homeowners present would be interested in serving on a community board.

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.



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Secretary for the Meeting

The foregoing minutes were approved on the 24th day of March, 2020.