

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Tuesday, August 28, 2018, at 6:00 p.m. at 7777 S.
Country Club Pkwy, Aurora, CO 80016

Attendance

A 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; Irene Borisov, Summit Management & Consulting, District Manager; Sarah Hunsche, CliftonLarsonAllen, LLP, District Accountant; Lesanne Dominguez, Architerra Group; Jerry Maness and Kevin Cox, COX Pro Landscaping, LLC, and member of the public.

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 discussed the landscaping in the new Lennar area and the lack of maintenance.

A homeowner requested information on why the trees he plants continue to die.

A homeowner requested additional information be added to the District website and would like to see the Board's platform for 2019.

A homeowner noticed that the wood mulch is being replaced with rock and mentioned that there is too much rock in the community.

Discuss Status of Park Design and Monument Design (Architerra)

Ms. Dominguez provided an update to the Board on the monument sign and park design. She noted that the Monument sign is at 50% construction documents and has been submitted to the City. Ms. Dominguez suggested that if the Board would like to add additional monuments the Board should consider amending the FDP now. Following discussion, upon a motion duly made and seconded, the Board determined to amend the FDP to show monuments at each of the entry ways.

Ms. Dominguez reviewed the planting plan with the Board. She noted that she had to pull the landscaping back due to Xcel easements. The Board and residents note that they would like to see more color. The Board directed Ms. Dominguez to send representative color schemes to Board for review.

Ms. Dominguez also provided an update on the park design plan. She noted that she is in the process of scheduling a pre-submittal meeting with the City of Aurora. She also informed the Board that the park is at 50% construction documents. Ms. Dominguez reviewed the playground equipment options with the Board. Ms. Dominguez will

send a PDF of the park plan to the Board.

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 June 28, 2018 Special Minutes
- Review and Consider Ratification and Approval of Payment of Claims represented by checks and online payments in the amount of \$137,333.09

Landscape Maintenance

Landscape Maintenance Report

Mr. Cox reviewed the landscape maintenance report with the Board. He noted that the water was down for several weeks due to the club working on the irrigation system. He also noted that COX Landscaping is working on site line pruning, scheduling native mowing, removing dead shrubs, and the tree spraying and pruning has been completed.

The Board noted that the trees and grasses are blocking the sidewalk in several areas and need to be pruned back. Mr. Cox provided an update on approved work orders to the Board. He also noted that the median project will be completed tomorrow and tree replacement will begin this week.

Discuss, Review and Approve Work Orders/Proposals

The Board requested a proposal to remove all of the dead shrubs at once. Following discussion, upon a motion duly made and seconded, the Board unanimously approved a work order not to exceed \$5,000 to remove the dead shrubs subject to final approval by Director Stroud.

Other Landscape Maintenance

Homeowners adjacent to Tract M would like to have sod installed on a portion of Tract M, and would be willing to enter into a license agreement to irrigate and maintain the sod on the property. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the license agreement and Cox Landscaping proposal number 849 in the amount of \$6,199.52 subject to execution of the license agreement.

Facilities Management/District Operations

District Manager's Report Ms. Borisov reviewed the District Manager's Report with the Board. The Board discussed xeric options and would like a xeric plan approved by the end of the year.

Covenant Enforcement/Architectural Review Matters A homeowner would like approval of their house colors for the semi-custom home at 27041 E. Long Circle. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Palette #2.

Discuss Holiday Lighting Options Spectrum lighting has suggested upgrading street lighting to LED's, which will work better with LED holiday lights. Ms. Borisov noted she is still waiting for costs. The Board would like to add additional holiday lighting throughout the community. COX Landscaping will look to see where additional power is available.

Other Facilities Management The Board engaged in general discussion regarding the traffic signal on Smoky Hill Road and Powhaton Road and the City of Aurora's desire to install the light in 2019. No action taken.

Financial Report/Financial Matters

Financial Statements/Cash Position Report Ms. Hunsche reviewed the June 30, 2018 unaudited financials and cash position with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials and ratified the cash position.

Other Financial Matters Ms. Hunsche reviewed the preliminary assessed valuation report from Arapahoe County Assessor with the Board.

The Board determined to schedule a Budget workshop for September 24, 2018 at 6:00 p.m.

Legal Matters

Discuss Tract O Mr. Waldron noted they are still waiting to hear back from the City of Aurora. Director Stroud noted that Lennar's landscape contractor was onsite looking at the landscaping and asked that Ms. Borisov follow up with Lennar.

Discuss Radar Speed Signs in Right-of-Way Mr. Waldron provided an update on the ability of the District to install a speed radar sign. He noted that the City of Aurora will not currently allow the installation but is working on a pilot traffic calming program the District may

be eligible for.

Approval of Resolution
Establishing Landscape Committee

Mr. Waldron reviewed the Resolution Establishing a Landscape Committee with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution as amended and subject to final legal review.

The Board appointed the following homeowners to the Landscape Committee;

- Jill Shadwell
- Allenda Dory
- Lane Brink
- Judy McGuinn
- Cheryl Hamilton

Consider Approval of Sign
Easement Agreement

Mr. Waldron reviewed the Form Sign Easement Agreement with the Board for consideration. Following discussion, upon a motion duly made and seconded, that Board unanimously approved the Easement Agreement with a fee of \$1,000 per sign.

Consider making a final determination to issue general obligation indebtedness by adopting a Resolution Authorizing The Execution Of A First Amendment To South Aurora Regional Improvement Authority Establishment Agreement (the “**First Amendment**”) And Actions Relating To The Issuance Of ARI Master Plan Number Two Revenue Bonds By The Authority And Confirming The District Representative To The Authority Board, which Resolution also ratifies the prior approval of the South Aurora Regional Improvement Authority Establishment Agreement (together with the First Amendment, the “**Establishment Agreement**”), which Establishment Agreement includes a multiple fiscal year financial obligation of the District to impose

Mr. Waldron reviewed the First Amendment To South Aurora Regional Improvement Authority Establishment Agreement and the Resolution Authorizing the Execution of a First Amendment to South Aurora Regional Improvement Authority Establishment Agreement and actions relating to the issuance of ARI Master Plan Number two revenue bonds by the Authority and confirming the District Representative to the Authority Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Resolution Authorizing the Execution of a First Amendment to South Aurora Regional Improvement Authority Establishment Agreement and actions relating to the issuance of ARI Master Plan Number two revenue bonds by the Authority and confirming the District Representative to the Authority Board.

the ARI Mill Levy (required by the District’s Service Plan) and remit the revenues resulting therefrom to, or at the direction of, the South Aurora Regional Improvement Authority

Consider approval of Bond Fee Disclosure from White Bear Ankele Tanaka & Waldron related to the SAIRIA Bond Issuance

Mr. Waldron reviewed the Bond Fee Disclosure from White Bear Ankele Tanaka & Waldron related to the SAIRIA Bond Issuance with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Bond Fee Disclosure Letter.

Executive Session to obtain specific legal advice pursuant to § 24-6-402(4)(b), C.R.S.

A motion was made, seconded and passed on the affirmative vote of five members of the Board to go into executive session for the purpose of obtaining specific legal advice pursuant to § 24-6-402(4)(b), C.R.S. relating to landscape matters. The Board did not engage in substantial discussion of any matter not enumerated in section 24-6-402(4). The Board did not adopt any proposed policy, position, resolution, rule, regulation, or formal action.

Other Legal Matters

None.

Director’s Items/Other Business

None.

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.