

MINUTES OF A REGULAR MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, January 16, 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
Frank McGuinn
Trevor Garbers
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; Carrie Bartow, CliftonLarsonAllen, LLP, District Accountant; Kevin Cox and Jerry Maness, Cox Professional Landscape Services, LLC; Kathleen Gregory, Summit Management & Consulting, District Manager; Erik Hoffstetter, Creative Visions; Julie Hendricksen, Consilium Design; 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.

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:

- November 21, 2019 Regular Meeting Minutes
- Claims Listing in the Amount of \$70,242.48
- Pay Application Nos. 1-3 from Arrow – J Landscape & Design, Inc.
- Resolution Concerning the Location of Special and Regular Meetings
- Resolution Designating the District’s Website for the Online Posting of Meeting Notices and 24-Hour Posting Location
- Contractor Agreement with AtoZ Recreation, LLC for Playground Spinner

Capital Improvements

Update on Entryway Master Plan -
Review CD’s and Cost Estimate
(Julie Hendricksen)

Ms. Hendricksen provided an update on the status of Entryway Master Plan Construction Documents and Costs Estimates to the Board noting that additional comments were submitted by the Landscape Committee requesting an additional raised planter around the monuments. She noted that the details of that addition will be as a design build by the group that performs the work. Ms. Hendricksen noted that the cost estimate has been prepared and sent to the Board for review and consideration. Ms. Hesketh, a member of the Landscape Committee, asked about including the round-a-about in the cost estimate. Ms. Hendricksen noted that it is not part of this proposal because it is unclear if the proposed irrigation fix will work or not. She added that the round-a-bout will be part of a later project.

Mr. Cox updated the Board on the irrigation filters and individual station valves noting that the system was flushed

and they can now regulate the pressure on the drip irrigation system and that all of this work will be completed by Spring 2020. Ms. Hendricksen informed the Board that irrigation work is included in the current cost estimate so it will need to be removed from the estimate. Following discussion, upon a motion duly made and seconded, the Board unanimously directed legal counsel to bid the entryway project.

Update on Entry Pillars Permitting and Construction (Erik Hofstetter)

Ms. Murphy reviewed the revised proposal for the Entry Pillars with the Board. Mr. Hofstetter noted that he needs the District to submit a letter to the City of Aurora stating that the designs have been approved in order to obtain a community sign building permit. Following discussion, upon a motion duly made and seconded, the Board directed Mr. Hofstetter to work with legal counsel to submit a letter to the City.

Update on Park and Monument Sign Construction and Schedule

Ms. Murphy updated the Board on the status of the Park and Monument Sign Construction. The Board engaged in general discussion regarding adding weekly construction updates to the District's Website. Following discussion, upon a motion duly made and seconded, the Board unanimously directed legal counsel to provide weekly construction updates for the website.

The Board engaged in general discussion regarding striping the basketball court at the new park for both tennis and pickleball. Following discussion, upon a motion duly made and seconded, the Board unanimously requested proposals be provided for two pickleball courts to be painted on the basketball court.

The Board engaged in general discussion regarding a color selection for the stucco installed on the Monument Sign. Following discussion, upon a motion duly made and seconded, the Board unanimously selected pure cream as the stucco color.

Discuss Monument Sign Planting Plan

Mr. Waldron reviewed the planting plan with the Board. The Board directed legal counsel to send the planting plan to the Landscape Committee for approval.

Dog Park

Mr. Waldron informed the Board that the school has denied the District's request to use the school site as a dog park and asked if the Board would like to pursue alternate options. Following discussion, upon a motion duly made and seconded, the Board directed legal counsel to obtain a

proposal for a sketch plan and cost estimate from Architerra Group for review.

Landscape Maintenance Matters

Landscape Maintenance Report

Mr. Cox reviewed the Landscape Maintenance Report with the Board. Mr. Cox noted that the main irrigation line (the “Line”) along Blackstone Parkway has been filled with water, noting that the Country Club made a mistake in charging the Line. Mr. Cox noted that they are trying to drain the Line to avoid freezing and cracking. Director Garbers noted that he reached out to the Country Club to see what happened and noted that they have since cleared the Line. Mr. Cox will confirm with the Country Club.

The Board engaged in general discussion regarding additional Holiday lighting.

Discuss, Review and Approve Work Orders/Proposals

Mr. Cox reviewed Proposal No. 1157 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Mr. Cox reviewed Proposal No. 1155 with the Board for Tract O landscape improvements. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Update on Tree-Planting Master Plan

Mr. Waldron provided an update to the Board on the status of the Tree-Planting Master Plan. He noted that Mr. Howey is working on finalization and the plan will be circulated as soon as it is available. Mr. Howey will attend the next regular meeting to present his report to the Board.

Other Landscape Maintenance

None.

Facilities Management/District Operations

District Manager’s Report

Ms. Gregory reviewed the District Manager’s Report with the Board.

Director O’Neill reviewed a homeowner hearing request for a covenant enforcement matter on drainage impact and fence encroachment. Mr. Waldron noted that the issue at hand is if the drainage is impacted or not. Following discussion, upon a motion duly made and seconded, the Board unanimously determined that the drainage is not impacted by the fence. Director O’Neill informed the

homeowner that if they feel that the neighbor's fence has encroached on their property that they will need to pursue a civil remedy. Mr. Christianson asked if there will be a letter with no violation sent. Ms. Gregory responded that yes Summit would send a letter to the homeowner.

Ms. Gregory reviewed a proposal for updates to the Residential Guidelines and Site Restrictions with the Board. The Board did not take action on this item.

Covenant
Enforcement/Architectural Review
Matters

The Board discussed the house on the corner of Blackstone Parkway and Valleyhead Way which a neighbor had complained that the trampoline was unsightly. It was noted that the trampoline was at least 5 feet from the fence line and that there are at least four other properties with trampolines that were approved, but that the net is ripped. Following discussion, upon a motion duly made and seconded, the Board unanimously directed Ms. Gregory to send the homeowner a violation for the ripped net.

Ms. Murphy informed the Board that Lee Design Group LLC has requested the Board consider allowing Lee Design Group to have \$1,000,000 in general and professional liability insurance. The Board engaged in general discussion regarding the increased cost of the professional liability coverage and the services provided by Lee Design Group. Following discussion, upon a motion duly made and seconded, the Board unanimously directed legal counsel to request the contractor increase their general and professional liability schedule limits to \$2,000,000, approved the Independent Contractor Agreement, and authorized Director Garbers to finalize the contract.

Other Facilities Management
Matters

None.

Legal Matters

Other Legal Matters

None.

**Financial Report/Financial
Matters**

Consider Acceptance of Unaudited
Financial Statements

Ms. Bartow reviewed the schedule of cash position with the Board. No action was taken.

None.

Other Financial Matters

Public Comment

None.

Directors Items

None.

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 20th day of February, 2020.