

MINUTES OF A REGULAR MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, February 21, 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
Trevor Garbers
Frank McGuinn

Director O'Neill was absent. All Director 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; Ben Houghton, CliftonLarsonAllen, LLP, District Accountant; Lesanne Dominguez, The Architerra Group; Kevin Cox and Jerry Maness, Cox Professional Landscape Services, LLC; Frank Madrid, Summit Management & Consulting, District Manager; 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 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 presented.

Discuss Board Vacancy, Resignation of Director McGlynn and Election of Officers

Mr. Waldron informed the Board that Director McGlynn has moved from the community and has resigned from the Board of Directors. Following discussion, upon a motion duly made and seconded, the Board unanimously acknowledged the resignation of Director McGlynn.

Mr. Waldron noted that Ms. Borisov has sent an email to the community regarding the Board vacancy, requesting letters of interest be submitted no later than February 28th. The Board determined to consider candidates at the next meeting.

The Board engaged in general discussion regarding the election of officers. Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Director Messerli as President.

Public Comment

Mr. Kite commented on the storage of trash cans stating that the new protocol is too much. Mr. Kite noted that he does not want to keep his trash cans in his garage and wants to keep them on the side of his home. Section 3.11 of the Protective Covenants for Blackstone and Mandatory Resident Social Memberships (the “Covenants”) states, “No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner.” Mr. Waldron explained that the requirements regarding trash cans are in the Covenants and only a vote of the homeowners can change the Covenants.

Discuss Status of Park Design and Monument Sign (Architerra)

Ms. Dominguez updated the Board on the status of the Monument sign. Ms. Dominguez notified the Board that she has reached out to multiple contractors to complete the work but has not received a response yet. Ms. Dominguez noted that if a contractor is not identified the Monument Sign will become part of the park project which will delay the completion.

Ms. Dominguez updated the Board on the status of the Park Design. She noted that the design plans are on track to be

submitted to the City this month. Ms. Dominguez stated that she does not anticipate any issues but the District will need approval from the City prior to bidding the project.

The Board discussed including a fire pit as a bid alternative, and requested additional information from Ms. Dominguez.

Director Messerli requested additional information on park design light fixtures, bulbs and ballasts. Ms. Dominguez will circulate additional information 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 January 24, 2019 Special Meeting Minutes
- Review and Consider Ratification and Approval of Payment of Claims represented by checks and online payments in the amount of \$60,011.98
- Ratification of Agreement with Consilium Design for Concept Planning and Design

Landscape Maintenance

Landscape Maintenance Report

Mr. Cox reviewed the Landscape Maintenance report with the Board. The Board reviewed the bus stop locations and Mr. Cox noted that they would take priority when plowing and deicing. He also noted that some of the stops are on private property or Golf Course property so those stops would not be plowed by Cox Landscaping.

The Board directed Summit Management to send a community update to residents so they know which bus stops are owned by the District and will be plowed by Cox, and which bus stops are on property not owned by the District and not the responsibility of the District to maintain. It was noted that since the last meeting snow removal has greatly improved.

Discuss Review and Approve Work Orders/Proposals

The Board reviewed a proposal from ArborScape for Insect Spraying in the amount of \$8,250. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Update on Consilium Design
Landscape Master Plan Process

Ms. Shadwell and Director Messerli provided the Board with an update on the kickoff meeting to discuss roles and responsibilities of the Landscape Committee. They noted that three concept designs will be presented for the three entrances and an irrigation audit will also be completed. They also noted that Ms. Hendricksen with Consilium Design was at the kickoff meeting and agreed to provide timelines for the project.

Other Landscaping Maintenance

None.

Facilities Management/District Operations

District Manager's Report

The Board engaged in general discussion regarding the District Manager's Report. No action taken.

Discuss Storage of Christmas
Lights

Deferred.

Discuss District Newsletter
Proposal

General discussion. The Board requested that Ms. Borisov provide more clarity on advertising at the next Board meeting.

"Gatehouse" Maintenance Report

Mr. McGuinn updated the Board on the Gatehouse Maintenance. He noted that the cleaning fee is \$100 a month. Following discussion, upon a motion duly made and seconded, the Board directed Ms. Borisov to engage @yurservice on an every other month basis to be reevaluated in 6 months.

Review Xeriscape Guidelines

General Discussion.

Covenant
Enforcement/Architectural Review
Matters

The Board engaged in general discussion regarding a resident request for variance regarding drainage issues in front lawn located at 27636 East Alder Dr. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the request.

Discuss District Website

The Board engaged in general discussion regarding the District website and determined to send any comments to Mr. Waldron.

Other Facilities Management

None.

Financial Report/Financial Matters

Financial Statements/Cash Position Report Mr. Houghton reviewed the December 31, 2018 schedule of cash position with the Board. General discussion, no action taken.

Other Financial Matters Mr. Waldron reviewed the budgeting process and allocation of funds with the Board.

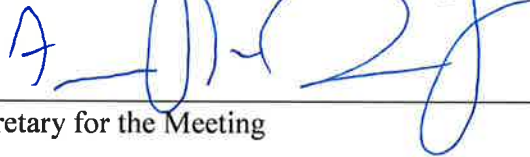
Legal Matters

Other Legal Matters None.

Directors 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 28th day of March, 2019.