

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Wednesday, June 3, 2020, at 6:00 p.m. via
Teleconference.

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders, issued by the Colorado Department of Health and Environment (CDPHE), and the threat posed by the COVID-19 coronavirus, the meeting was held via teleconference.

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:

Shawn McGoff
Diane Kelly
Jill Shadwell
Josie O'Neill
Maria Elena Daniels

Also present were Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Irene Borisov, Summit Management and Consulting, District Manager; Kevin Cox and Jerry Maness, Cox Landscaping Inc.; Erik Hofstetter, Creative Visions; Bob Howey, Tree Analysis Group; and homeowners.

Call to Order

Director McGoff 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 reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of 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 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.

Consider Approval of May 21, 2020 Special Meeting Minutes

Director McGoff reviewed the May 21, 2020 meeting minutes with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the May 21, 2020 minutes.

Capital Improvements

Discuss Park Signs and Consider Proposal from Architerra

Ms. Murphy reviewed the park sign proposal from Architerra. Director McGoff inquired about coordination with the City. Mr. Waldron and Ms. Murphy provided background on the City's Framework Development Plan and Contextual Site Plan processes.

Mr. Hofstetter reviewed his revised sign proposal with the Board. The Board engaged in general discussion of whether to have a large and/or a smaller sign designed for the park. Following discussion, the Board requested Creative Visions to prepare a proposal for construction of four signs (one large and one small at Central Park and one small sign at Creekside and High Ridge Park) to be presented at the next meeting.

Discuss Survey Results for Park Names

Ms. Borisov reviewed the survey results for the Park Names with the Board. Following discussion, the Board directed Ms. Borisov to send one last email blast and the Board will pick the name at the June meeting.

Discuss Entryway Paving (Blackstone)

Mr. Waldron provided background on the Entryway Paving Project to the Board, noting that this project discussion was left over from the last meeting. Director Shadwell noted that this was a project decision made by the previous Board. Ms. Murphy noted that Ms. Hendrickson from Consilium Design has been monitoring onsite progress and this project is scheduled to be completed on July 1st.

The Board engaged in general discussion regarding changing the black concrete bands near the entryway. Ms. Hamilton with the Landscape Committee suggested

someone reach out to Ms. Hendrickson to see if changes can be made to the plans. Director O'Neill requested that the Landscape Committee provide proposed change to make the area look nicer.

Landscape Maintenance Matters

Discuss Tree Master Plan and Consider Approval of Work Order from Cox Landscaping

Mr. Howey reviewed the Tree Master Plan with the Board. Director Shadwell noted that the plan shows all Ash trees are to be removed over the next 5 years, and inquired about the plan to remove the trees that don't have the disease. Mr. Howey stated that he was working through the Tree Master Plan by area, noting that a lot of the Ash trees are in the last half of the 5 year plan and maintenance of Ash trees has been deprioritized.

Director Shadwell inquired about the Linden trees that attract bees on the pathway. Mr. Howey noted that most of the newly planted Lindens are where there are already Lindens so there is a consistent block of trees.

Ms. Murphy reviewed the proposal from Cox Landscaping with the Board, noting that very often the landscape maintenance contractor will install new trees so that it is clear that all maintenance and warranty issues are tied to one contractor. Mr. Cox stated that he would provide a warranty for any newly installed trees for so long as Cox holds the maintenance contract.

Director Shadwell requested that the tree installation project be bid to ensure the District receives the best price for trees. Mr. Howey will work with Ms. Borisov and Director Shadwell to get additional tree bids and will provide proposals at the next meeting. Mr. Howey noted that there are 62 dead ash trees due to freeze events in October 2019 and April of 2020, and he recommends removing these and then following through on the planting plan. Ms. Borisov will request the costs of removing dead trees in bid proposals from additional contractors.

Other Landscape Maintenance

None.

Facilities Management/District Operations

Update on Community Events (Garage Sale, Dumpster Day,

Ms. Borisov updated the Board on upcoming community events. Following discussion, upon a motion duly made and seconded, the Board directed Ms. Borisov to send out a

Shredding, Electronics Recycling, etc.) community survey to determine community interest in each event.

Discuss Updated Residential Improvement Guidelines Ms. Borisov reviewed the updated Residential Improvement Guidelines with the Board. The Board determined to review the Residential Improvement Guidelines at the next meeting. Board members were requested to provide comments to Ms. Borisov by next week, so all Board comments could be incorporated prior to the next Board meeting.

Discuss Violation for Flags in Garage Windows Ms. Murphy reviewed the covenant violation regarding flags in garage windows with the Board, noting that legal counsel does not see this as a violation under the current covenants. Legal counsel's recommendation is that the violation be dismissed and the file closed. Following discussion, upon a motion duly made and seconded, the Board unanimously dismissed the violation and requested the file closed.

Discuss Sports Courts in Backyards and Consider Adoption of Guidelines The Board engaged in general discussion regarding adding guidelines for backyard sport courts to the revised Residential Improvement Guidelines. The Board discussed a pending request for a sports court. Following discussion, Director Shadwell made a motion to approve the sports court. Director Daniels seconded the motion. The motion failed 2-3.

Discussion Regarding Opening Playgrounds Mr. Waldron noted that playgrounds are not open yet under State and Tri-County guidelines, but that the State and CDPHE are supposed to be issuing final guidelines by June 4th. Mr. Waldron reviewed the draft CDPHE guidance. Mr. Waldron suggested a committee of two Board members be authorized to implement the guidelines for the community. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized Director O'Neill and Director Kelly to implement the guidelines from the state.

Other Facilities Management None.

Discuss Board Communication

Welcome Letter Deferred.

Email Blasts Deferred.

Website Updates	Deferred.
Social Media	Deferred.
Community Survey(s)	Deferred.
Public Comment	None.
Directors Items/Other Business	
Discuss Committees	Deferred.
Discuss Teleconference Meeting Options	Deferred.
Consider Scheduling of Work Session	The Board engaged in general discussion regarding coordination of a work session meeting. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to schedule a work session for June 9, 2020 at 2:30 p.m.
Discuss Agenda Tracking	Mr. Waldron discussed how agenda items are tracked over time with the Board. No action taken.
Adjourn	There being no further business to come before the Board and following discussion and upon motion duly made and seconded, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting

Jill Shadwell
Jill Shadwell (Jun 24, 2020 12:36 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 18th day of June, 2020.






High Plains MD - Meeting Minutes for Execution

Final Audit Report

2020-06-24

Created:	2020-06-22
By:	Allison Hanson (ahanson@wbapc.com)
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Transaction ID:	CBJCHBCAABAAXO53hwmu1g3glnc-ly8n1pTQXwmoACPi

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-  Document created by Allison Hanson (ahanson@wbapc.com)
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