

MINUTES OF A BUDGET WORKSHOP AND SPECIAL
MEETING OF THE BOARD OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Monday, September 30, 2019, at 6:00 p.m. at 6601
South Wheatlands Parkway, Aurora, Colorado.

Attendance

A budget workshop and 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:

Drew Messerli
Josie O'Neill
Frank McGuinn
Trevor Garbers

Directors Pascal Dengah was absent. All 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; Carrie Bartow (in person) and Ben Houghton (via telephone), CliftonLarsonAllen, LLP, District Accountants; Jerry Maness, Cox Professional Landscape Services, LLC; Irene Borisov, 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 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

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

- August 21, 2019 Special Meeting Minutes
- Independent Contractor Agreement with Icon Shelter Systems for Construction, Shipping and Installation of High Plains Park Shelter
- Independent Contractor Agreement with Star Playgrounds for High Plains Park Playground Equipment
- Execution of Civil Plan for Blackstone Park

Capital Improvements

Update on Consilium Design Landscape Master Plan

Mr. Waldron updated the Board on the Landscape Design Master Plan. He informed the Board that the project was sent to bid but no bids were received.

Consider Proposal from Consilium for Main Entry Landscape Design Construction Documents

Mr. Waldron reviewed the proposal from Consilium Design for Main Entry Landscape Design in the amount of \$7,240. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Consilium Design proposal for Main Entry Landscape Design.

Consider Approval of Estimate/Proposal for Entry Pillars

Mr. Hofstetter reviewed the proposal from Creative Visions for Guardhouse and Entry Pillars. Director Garbers noted that when he walked through the community they did not have the proposal and it was discussed that the proposal is for the two outside entry pillars, not the inside pillars. Mr. Hofstetter stated that the proposal included all the outside pillars and the guardhouse pillar. Mr. Hofstetter noted that the permitting process can take anywhere between 10 to 30

days and he doesn't see any reason why the City would deny the permit. The Board requested Mr. Waldron to follow up with Ms. Luches regarding extra monument pillars in the new Lennar filing. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized Mr. Hofstetter to proceed with the permitting process subject to additional information about exactly how many pillars are within the community. The Board requested an updated proposal to include all the outside pillars at each entrance.

Discuss Color Options for Park Shelter from Icon Shelter Systems

Mr. Waldron reviewed the color options for the park shelter from Icon Shelter Systems with the Board. The Board requested a mockup with light and dark beige on the roof and pillars.

Update on Park and Monument Sign Construction and Schedule

Mr. Waldron updated the Board on the status of the park and monument sign construction. He noted that Architerra has submitted plans to the City and the City has provided three separate sets of comments which they are requiring review and sign-off by an engineer on all three. Legal counsel and Architerra will continue to work on the permit application.

Consider Approval of Proposal for Holiday Bows

Ms. Borisov reviewed the proposal for Holiday Bows (2 bows on each light pole) in the amount of \$9,414.75 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discuss Richmond Homes Recall Notice

Ms. Borisov reviewed the Richmond Homes Recall Notice with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously directed legal counsel to review the notice and provide sample email language to send to the community.

Discuss Purchasing of 2 Lots

Mr. Waldron and Ms. Murphy discussed the homeowner's request to purchase two adjacent lots one located at 25921 E. Longs Circle (the "House Lot") and one located at 7803 S. Robertsdale Court to make a large backyard behind the House Lot. Following discussion, upon a motion duly made and seconded, the Board determined to take no action at this time.

Financial Report/Financial Matters

2020 Budget Workshop

Ms. Bartow reviewed the proposed 2020 draft budget with the Board. She noted that the assessed valuation of the District has gone up and the residential assessment ratio has

gone down. She also noted that there is no anticipated change in the 2020 operations fee.

May 2020 Election

The Board engaged in general discussion regarding the four board seats up for election in May of 2020. Mr. Waldron noted that legally all the Board is required to do is publish a notice in the *Aurora Sentinel*. Following discussion, the Board determined to take no action at this time.

Schedule Public Hearing on 2020 Budget

The Board engaged in general discussion regarding the public hearing on the 2020 budget. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to hold the budget hearing on November 21, 2019 at 6:00 p.m.

Other Financial Matters

None.

Public Comment

Ms. Hofstetter asked why there was not a lot of homeowner participation with the District. Director Messerli noted that the Board increased communication with the community to get more participation and they have not received an increased response from residents.

Ms. Daniels stated that the homeowners association does not provide the help she needs and she would like to put something on the website allowing residents to complain about issues within the community.

Ms. Murphy informed the Board that there is a dispute regarding the installation of a fence and the drainage around 26980 East Friend Place. Ms. Murphy informed the Board that Independent District Engineering Services, LLC has been engaged by the District to investigate the issue and will provide legal counsel with a summary of their findings. If there is a violation of the Protective Covenants For Blackstone And Mandatory Resident Social Membership legal counsel will proceed with enforcement according the Board's policies and procedures.

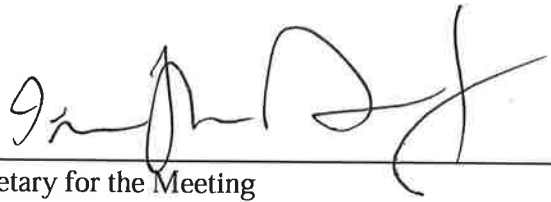
Directors Items/Other Business

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.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end, positioned above a solid horizontal line.

Secretary for the Meeting

The foregoing minutes were approved on the 21st day of November, 2019.