

MINUTES OF A SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Wednesday, July 24, 2019, at 6:00 p.m. at 7777 S  
Country Club Parkway, Aurora, Colorado.

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:

Drew Messerli  
Josie O'Neill  
Trevor Garbers  
Frank McGuinn  
Pascal Dengah

Also present were Clint C. Waldron, 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; 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 as amended.

### **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:

- May 16, 2019 Meeting Minutes
- Payment of Claims represented by checks and online payments in the amount of \$126,213.00

### **Capital Improvements**

Discuss Status of High Plains Park Design and Monument Sign and Consider Award of Contract

Mr. Waldron informed the Board that the project has been bid, but that the bidding deadline was extended until the end of the month based on the recommendation of Architerra.

Update on Consilium Design Landscape Master Plan

Ms. Borisov provided an update on the Consilium Design Landscape Master Plan to the Board. Mr. Cox noted they are working on addressing the irrigation system items noted by Consilium and discussed the planting suggestions with the Board. Mr. Garber noted the Golf Course just spent significant funds to clean the current irrigation lines and wells.

Discuss Entry Pillars Signage

Ms. Borisov provided an update to the Board on the Entry Pillars Signage and noted that the options and revisions discussed at the last meeting had been distributed to the Board. The Board engaged in general discussion regarding the signage options. Following discussion, upon a motion duly made and seconded, the Board unanimously selected design 1 with modifications, and requested that an estimate be requested for the design.

Discuss Status of Turnover of Lennar Park and Filing No. 3 Improvements

Mr. Waldron provided an update to the Board on the status of the Lennar Park turnover. He noted that he had contacted the attorney for Lennar and was told that the attorney no longer works for the firm, but another attorney would be contacting him. He also noted that to date, his office has not

heard from Lennar's counsel. Several homeowners commented on the poor maintenance of the park, and the potential cost of water.

## **Landscape Maintenance**

Landscape Maintenance Report

Mr. Cox reviewed the Landscape Maintenance report with the Board. The Board engaged in general discussion on the status of the annual flowers.

Discuss Review and Approve  
Work Orders/Proposals

Mr. Cox reviewed estimate number 1034 in the amount of \$19,975 for the 2019 tree replacement plan and discussed the history of tree replacements within the District. The Board engaged in general discussion regarding the 2019 tree replacement report and noted that the report only covers dead or dying trees, and does not cover all of the missing trees. Following discussion, upon a motion duly made and seconded, the Board unanimously approved estimate number 1034 and requested that Cox develop a 5 year tree replacement plan.

Mr. Cox reviewed estimate number 1042 in the amount of \$625.06 for the tract at 27727 E. Kettle Place to remove vegetation and install fabric and rock. Following discussion, upon a motion duly made and seconded, the Board unanimously approved estimate number 1042.

Mr. Cox reviewed estimate number 1063 in the amount of \$2,478.93 for the pathway between 27565-27566 Nova Place to install fabric and river rock. Following discussion, upon a motion duly made and seconded, the Board unanimously approved estimate number 1063.

Mr. Cox reviewed estimate number 1062 in the amount of \$1,785.00 for a breeze pathway on 7722 S. Quantock Way. Following discussion, the Board determined to defer until Director Garbers has discussed with the Country Club to see if they will split the cost.

Mr. Cox reviewed estimate number 1064 for the native area at the end of S. Queensburg Way. The Board engaged in general discussion regarding the various options. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Option 2 of estimate number 1064 in the amount of \$5,284.15.

Consider Appointments to  
Landscape Committee

The Board engaged in general discussion regarding the appointments to the Landscape Committee. Following

discussion, upon a motion duly made and seconded, the Board unanimously appointed Ms. Parsons Smith, Ms. Hesketh, Ms. Hamilton and Mr. Lepkowski as members of the Landscape Committee.

Other Landscape Maintenance

A homeowner requested information on the cut-through at 8081 S. Vandriver Way and noted that there is a transformer on the tract that has been submerged in water. The Board noted this tract is still the responsibility of Lennar and has not been turned over to the District.

Discuss Tract O

The Board engaged in general discussion regarding the status of Tract O. Mr. Waldron provided a brief history. The Board noted that one of the adjacent homeowners was present and asked for her recommendation. The homeowner requested that the area be maintained as a district easement area. The Board requested a proposal from Cox to make the tract uniform with the other tracts.

### **Facilities Management/District Operations**

District Manager's Report

Ms. Borisov reviewed the District Manager's Report with the Board. She provided an update on the district website and noted that the proposal for power washing is being pulled to request additional proposals.

Covenant Enforcement/Architectural Review Matters

Ms. Borisov provided an update on covenant enforcement violations to the Board. She also updated the Board on the home with the garden beds, and noted her office talked with the homeowner today and he may request a hearing before the Board.

Other Facilities Management

None.

### **Legal Matters**

Consider Appointment of Board Member to South Aurora Regional Improvement Authority (SARIA)

The Board engaged in general discussion regarding the Appointment of a Board Member to South Aurora Regional Improvement Authority (SARIA). Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Director Garbers.

Consider Appointment of Board Member to Wheatlands Park and Recreation Authority

Deferred.

Discuss Legislative Update

Mr. Waldron reviewed the legislative update with the Board.

Other Legal Matters

None.

**Financial Report/Financial Matters**

Cash Position Report

Ms. Bartow reviewed the Cash Position Report with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the Cash Position Report.

Discuss 2018 Audit

Ms. Bartow reviewed the 2018 draft audit with the Board. The Board engaged in general discussion regarding the existing debt and repayment schedule. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the 2018 Audit subject to an unqualified "clean" audit opinion.

Other Financial Matters

None.

**Public Comment**

A homeowner asked about the maintenance on Alder Street. Mr. Cox stated that the area is still maintained by Lennar.

Mr. Stone stated that he is opposed to native landscaping on Tract O as he does not want snakes or other rodents to live on Tract O. He also noted that Mr. Oaks, the adjacent homeowner, may be interested in purchasing the property. Ms. Borsiov will reach out to Mr. Oaks.


**Directors Items/Other Business**

The Board engaged in general discussion regarding regular meeting dates. Following discussion, the Board determined that the regular meeting dates will stay the same for now with the exception of the August regular meeting which will be moved to August 21<sup>st</sup> at Blackstone Country Club.

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 21st day of August, 2019.