

MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Wednesday, April 15, 2015 at 6:00 p.m. at 7777 S.
Country Club Pkwy, Aurora, CO 80016

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:

Kevin McGlynn
Kevin Cahill
Josie O'Neill
Kevin Means

Director Balken was absent and the absence was deemed unexcused.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, Professional Corporation, Irene Borisov and Natasha Henricks, Summit Association Management; Sarah Hunsche, CliftonLarsonAllen, LLP; Kevin Cox, COX Landscape Services, LLC; Jeff Knutzen and Connor Holmes, Directors of Golf Course Maintenance, Club Corp Colorado;

Homeowner present was Casey Reinke.

Call to Order

Director McGlynn noted that a quorum of the Board was present and that the directors had confirmed their qualification to serve, and therefore called the regular meeting of the Board of Directors of the High Plains Metropolitan District to order.

Agenda

The Board reviewed the proposed agenda. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comment

None.

Consent Agenda

Upon motion duly made and seconded, the Board unanimously approved all items on the consent agenda as follows:

- a. Approve November 5, 2014 Regular Meeting Minutes
- b. Approve April 6, 2015 Special Meeting Minutes
- c. Approve and Ratify Engagement of Auditor for 2014 Audit
- d. Accept December 31, 2014 Unaudited Financial Statements
- e. Approve and Ratify Work Order No. 1 to FSL, Inc. Contract for Blackstone Street Lighting in the amount of \$600.00
- f. Approve and Ratify Work Order No. 2 to FSL, Inc. Contract for Pole Fixtures in Median in the amount of \$3,600.00
- g. Approve and Ratify Work Order No. 2 to COX Contract for Vole Activity and Pesticide Treatment in the amount of \$430.00

**Financial Report/
Financial Matters**

Review and Consider Acceptance of March 31, 2015 Unaudited Financial Statements

Following discussion, upon motion duly made and seconded, the Board unanimously accepted the unaudited financial statements.

Review and Consider Ratification and Approval of Payment of Claims (check nos. 1416-1432)

Following discussion, upon motion duly made and seconded, the Board unanimously ratified and approved the payment of claims represented by check nos. 1416-1432 in the amount of \$110,038.05, but determined to hold check nos. 1431 and 1432 until the amounts could be reviewed and verified by Ms. Hunsche.

Update on Facility Fee Billing and Payments

Ms. Hunsche presented the Board with a general update. No action was taken.

Other Financial Matters

None.

Landscape Maintenance

Review Landscape Maintenance Report

Ms. Borisov and Mr. Cox provided the Board with a general update. No action was taken.

Discuss, Review and Approve Work Orders/Proposals of Ongoing Vole Activity and Pesticide Treatment, ET Water

Mr. Knutzen and Mr. Holmes presented the Board with an update on Golf Course pesticide treatments. Mr. Cox presented the Board with an update on District owned property. The Board engaged in general discussion

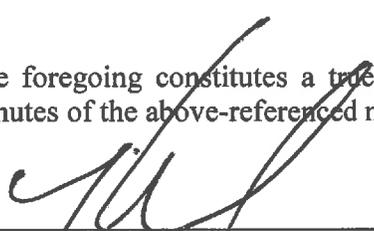
<p>Controllers and Common Area Mulch</p>	<p>regarding the ET Water Controllers. The Board determined to defer the ET Water Controllers proposal. The Board also discussed the Common Area Mulch proposal. The Board requested that COX Landscaping Services, LLC look into a rock option for the landscaped areas. Following discussion, upon motion duly made and seconded, the Board approved the Mulch proposal for the Playground, but requested COX look at drainage options within the play area prior to installing the mulch.</p>
<p>Discuss Water Usage Tracking and Reconciliation</p>	<p>Mr. Knutzen updated the Board and noted that the current meters measure at thirty (30) gallons a minute. He informed the Board that the new meters will measure at less than a gallon a minute and should be installed within three (3) to four (4) weeks.</p>
<p>Other Landscape Maintenance</p>	<p>The Board engaged in discussion with COX Landscaping Services, LLC about a warranty walkthrough, the pruning of grasses and the emptying of garbage cans</p> <p>The Board also instructed Ms. Borisov to engage a pet waste clean-up company not to exceed \$250.00.</p>
<p>Facilities Management/District Operations</p>	
<p>Review District Manager’s Report</p>	<p>Ms. Borisov reviewed the District Manager Report with the Board.</p>
<p>Community Garage Sale</p>	<p>The Board instructed Ms. Borisov to work on dates, signage and a notification process.</p>
<p>South County Line Road Expansion</p>	<p>The Board engaged in general discussion regarding an option for a sound barrier or landscape improvements. No action was taken.</p>
<p>Discuss Public Art (Blackstone Pkwy and Mineral Drive</p>	<p>The Board engaged in general discussion. No action was taken.</p>
<p>Community Newsletter</p>	<p>The Board engaged in general discussion and determined not to send out Community Newsletters</p>
<p>Playground Repairs</p>	<p>The Board engaged in general discussion. Following discussion, upon motion duly made and seconded, the Board approved the Playground repairs in an amount not to exceed \$5,000 and subject to approval from Director O’Neill.</p>

Covenant Enforcement	The Board was presented with a general update. No action was taken.
Architectural Review Matters	The Board was presented with a general update. No action was taken.
Discuss, Review and Approve Work Orders/Proposals of Pet Waste Stations, Reserve Study and Full Spectrum Lighting Monthly Light Check	Ms. Borisov will work with the committee on location and type of Pet Waste Stations. The Board engaged in discussion and determined to table the Reserve Study. Following discussion, upon motion duly made and seconded, the Board approved the Full Spectrum Lighting Monthly Light Check Proposal.
Collection/Delinquent Accounts	Mr. Waldron provided the Board with a general update of collections and delinquent accounts.
Other Facilities Management	None.
Legal Matters	
Resolution Designating a 24-Hour Posting Location	The Resolution Designating a 24-Hour Posting Locations was presented to the Board for approval. Following discussion, upon motion duly made and seconded, the Board unanimously approved the Resolution.
Discuss Operations Fee	The Board engaged in general discussion. The Board asked that Ms. Hunsche and Mr. Waldron work on options for the next meeting.
Other Legal Matters	The Board discussed the CliftonLarsonAllen, LLP Engagement Letter for Accounting Services. Following discussion, upon motion duly made and seconded, the Board approved the Engagement Letter subject to a revision to include a sixty (60) day billing cut-off after termination and subject to final legal review.
Directors' Items	
Other Director Items	None.
Other Business	
	The Board engaged in discussion regarding changing the regular meeting schedule. Following discussion, upon motion duly made and seconded, the Board approved to change the meeting schedule to include meeting dates in May and in July.

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 May, 2015.