

MINUTES OF A SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, June 28, 2018, at 6:00 p.m. at 7777 S.  
Country Club Pkwy, Aurora, CO 80016

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:

Kevin McGlynn  
Drew Messerli  
Curtis Stroud  
Josie O'Neill  
Frank McGuinn

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Irene Borisov, Summit Management & Consulting, District Manager; Sarah Hunsche, CliftonLarsonAllen, LLP, District Accountant; Lesanne Dominguez, Architerra Group; and Jerry Maness, COX Pro Landscaping, LLC.

Members of the public in attendance at the meeting are reflected on the attached sign-in sheet.

Call to Order

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

Public Comment

Homeowners commented about the approval of the red house. Ms. Borisov noted that it was approved according to the design guidelines.

A homeowner wanted to know if the strip of District cut-through between house numbers 8053 and 8057 would be addressed during landscaping.

A homeowner inquired about who is responsible for the median on Smoky Hill Rd. furthest east.

The Board noted that the dead trees at the Country Club need to be addressed. Ms. Borisov noted she will need to contact the Country Club.

Consider Election of Officers

Following discussion, upon a motion duly made and seconded, Director Stroud was elected as Secretary of the Board.

Discuss Status of Park Design and Monument Design (Architerra)

Ms. Dominguez reviewed the monument sign font and lighting options with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Design A3, with 3 ft. letters and halo lighting. Ms. Dominguez noted that they are in structural design process for the monument sign, then planning with City will commence and the project will bid later this year.

Ms. Dominguez also noted that the Park design is progressing, and at 50% CD's they will sit down with the City of Aurora planning and public works. The Board informed her that they would like to have the park open next summer and they would like to make sure lights are included in the Park design. The Board directed Ms. Borisov to request light information from Ms. Dominguez

and provide it to Architerra.

## **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 May 17, 2018 Regular Minutes and May 23, 2018 Special Meeting Minutes
- Ratification and Approval of Payment of Claims represented by checks and online payments in the amount of \$129,680.10
- Approval of First Amendment to Restrictive Covenant Agreement (Roofing)

## **Landscape Maintenance**

### **Landscape Maintenance Report**

Mr. Maness reviewed the landscape maintenance report with the Board. He noted that watering has been difficult due to lack of moisture and high temperatures. He noted that they are working on wire fence removal with a majority to be removed next week, the detention pond has been cleaned out including outfall and grate and it seems to be draining a lot better.

Director Messerli noted there may be a couple of leaks in the sprinklers along County Line Rd. in the old landscaping, as water is coming across the sidewalk.

The Board discussed die-off of ornamental grasses and plant replacements. The Board discussed having Cox conduct a comprehensive plant audit to help prioritize zones of landscape needs. Several homeowners had comments on the landscaping. The Board requested resident volunteers for a Landscape Committee.

### **Discuss, Review and Approve Work Orders/Proposals**

Mr. Maness reviewed Work Order No. 42 in the amount of \$20,685.00 for 2018 Tree Replacements with the Board. Following discussion, upon a motion duly made and seconded, they Board unanimously approved Work Order No. 42 for 2018 tree replacements.

Mr. Maness reviewed the 2018 Tree Audit with the Board. He noted that the trees on Powhatan Road will always be

problematic due to climate and snow removal materials.

Mr. Maness reviewed Work Order No. 43 in the amount of \$4,888.01 for landscaping in district cut-through property. Following discussion, upon a motion duly made and seconded, they Board unanimously approved Work Order No. 43.

The Board engaged in general discussion regarding the District's Christmas lights. The Board would like to look at additional options and directed Ms. Borisov to ask Full Spectrum for an electrical proposal for additional outlets.

None.

Other Landscape Maintenance

**Facilities Management/District Operations**

District Manager's Report

Ms. Borisov reviewed the District Manager's Report with the Board. The Board discussed a request from Parker Rush Girls Academy Soccer Club to use the Water Tank Park for soccer games and practices. Following discussion, upon a motion duly made and seconded, the Board determined to deny the request for field usage.

The Board discussed the status of the Lennar tract turnover. The Board directed Legal to reach out to Lennar regarding the turnover.

Covenant Enforcement/Architectural Review Matters

Ms. Borisov updated the Board on covenant enforcement matters. The Board engaged in general discussion regarding a DRC Variance request from 27799 E Links Pl. Following discussion, upon a motion duly made and seconded, the Board ratified the request to allow the use of composite asphalt shingles and to remove the ruffification bands below fascia and soffits.

Discuss Collection/ Delinquent Accounts

General discussion.

Other Facilities Management

The Board engaged in general discussion regarding the signs for licenses.

**Financial Report/Financial Matters**

Financial Statements/Cash Position

Ms. Hunsche reviewed the May 31, 2018 unaudited

**Report**

financials with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials.

The Board requested Ms. Hunsche obtain documentation on Payables to Beacon Point from Simmons & Wheeler.

**Consider Approval of 2017 Audit**

Ms. Hunsche reviewed the 2017 Audit with the Board. Ms. Hunsche noted that refinancing the bonds has resulted in a 30% savings on the District's debt. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the audit subject to final comments and review by legal counsel.

The Board directed Ms. Hunsche to prepare a mill levy versus fee comparison for the 2019 budget.

**Other Financial Matters**

The Board requested a link to the DLG website be added to the District's website.

**Legal Matters**

**Discuss Tract O**

Mr. Waldron informed the Board that they are still waiting to hear back from the City of Aurora on options for Tract O.

**Other Legal Matters**

None.

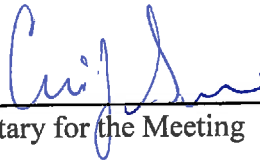
**Director's Items/Other Business**

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 August, 2018.