

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Monday, December 10, 2018, at 5:30 p.m. at 6601
S. High Plains 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:

Kevin McGlynn
Drew Messerli
Josie O'Neill
Frank McGuinn

Also present were Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel.

Call to Order

It was noted that a quorum of the Board was present and the meeting 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 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.

*Executive Session to receive legal
advice on specific legal questions

A motion was made to go into executive session for the purpose of receiving legal advice on specific legal

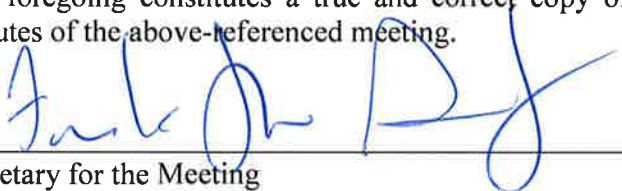
pursuant to § 24-6-402(4)(b), C.R.S. related to District contractors and § 24-6-402(4)(e), C.R.S, determining positions relative to matters that may be subject to negotiations related to district contracts.

questions related to District contractors pursuant to § 24-6-402(4)(b) and determining positions relative to matters that may be subject to negotiations related to district contracts pursuant to § 24-6-402(4)(e), C.R.S. The Board did not engage in substantial discussion of any matter not enumerated in Section 24-6-402(4)(b) or 24-6-402(4)(e), C.R.S. The Board did not adopt any proposed policy, position, resolution, rule, regulation, or formal action. The executive session was adjourned at 5:55 P.M. on a motion by Director McGlynn, seconded by Director Messerli and passed on the affirmative of four Board members.

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 24th day of January, 2019.

ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing High Plains Metropolitan District, I attended the executive session meeting of High Plains Metropolitan District convened December 10, 2018, which executive session was for the sole purpose of receiving legal advice on specific legal questions related to District contractors and determining positions relative to matters that may be subject to negotiations related to district contracts, as authorized by §24-6-402(4)(b) and 24-6-402(4)(e). I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S.



Clint C. Waldron, Esq.

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Monday, December 10, 2018, at 6:00 p.m. at 6601
S. High Plains Parkway.

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
Josie O'Neill
Frank McGuinn

Also present were Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Irene Borisov, Summit Management & Consulting, District Manager; and Kevin Cox and Jerry Maness, Cox Landscaping.

Call to Order

It was noted that a quorum of the Board was present and the meeting 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 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.

Approval of 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

A homeowner asked whether at the completion of the construction of homes the curbs would be repaired? The Board noted that the curbs are the responsibility of the City.

A homeowner mentioned that at the last board meeting there was a request for enhanced communication. The homeowner noted he had seen additional communication and wanted to thank Irene for her efforts.

Review Proposals for Median and Entryway Redesign Project and Consider Selection of Architect and Award of Contract

Mr. Karn with Consillium Design reviewed his background and experience. He informed the Board that he has experience working on Golf Club Master Plans. He then reviewed Consilium's proposed design and options with the Board. Mr. Karn discussed performing an irrigation audit and perhaps using an enhanced filtration system due to the use of well water in the District. He noted preserving the irrigation would also limit grading, and adding landforms would give you more topography, address areas that are too linear and provide more of a country club feel. The goal would be to preserve the plant material that is doing well while adding additional plant materials and evergreens to add more vertical interest. Mr. Karn also noted he would like to add more color and proposed using xeric materials. He would also propose to integrate the general contractor in the design process.

Mr. Karn noted that his fee would not exceed \$28,500 for the initial plans. He noted architecture fees usually run 5-10% of the total construction costs.

A Q&A session with homeowners and the Board followed.

Ms. Dominguez with Architerra reviewed the experience of the proposed Architerra team. She then reviewed design considerations and a proposed plant palette of trees, shrubs, grasses and perennials with the Board. Ms. Dominguez reviewed the proposed concept plans. Concept A included Formal Parkways; Concept B incorporated an Exercise Loop and Braided Gardens; and Concept C incorporated Sculptural Berms.

Ms. Dominguez noted that her fee would not exceed \$32,240 for the initial plans.

A Q&A session with homeowners and the Board followed.

Following discussion, the Board asked the Landscape Committee for recommendations and feedback. Based on the presentations, the landscape committee recommended the Board retain Architerra.

Members of the community provided feedback as well, and discussed the pros and cons of each company.

The Board determined to make a decision at the January Board meeting.

Discuss Board Vacancy and Consider Appointment to Fill Vacancy

Each candidate discussed their interest and qualifications with the Board.

Mr. Young has lived in the community since 2011 and spent 21 years in the Air Force. He stated that he would like to add another voice to the Board and bring different views.

Mr. McGoff has lived in community for 8 years. He is a former Army Captain and has spent 17 years in commercial banking. Mr. McGoff noted he has experience working with financials and accounting and has been involved in communities for the last 20 years. He also noted his three areas of focus would be; top notch customer service; short-term and long-term planning; and a relationship with the golf-course.

Mr. Garbers has lived in community for 8 years, works for a venture capital firm and would like to focus on long-term planning and financial planning; imagine what the community will look like in 10-20 years.

The Board engaged in general discussion regarding the candidates' qualifications. Following discussion, upon a motion duly made and seconded, the Board unanimously voted to appoint Mr. Garbers to the Board. Director McGlynn administered the Oath of Office.

Consider Appointment of Officers

The Board engaged in general discussion regarding the Appointment of Officers. Following discussion, upon a motion duly made and seconded, the Board appointed Director McGuinn as Secretary and Director Garbers as Assistant Secretary.

Director's Items

None.

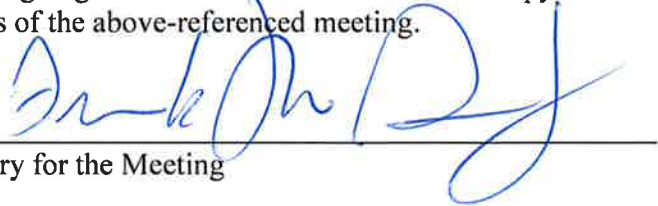
Other Buisness

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 24th day of January, 2019.