

HIGH PLAINS METROPOLITAN DISTRICT

www.highplainsmetro.org

Special Meeting (via Teleconference)
Thursday, November 19, 2020, at 6:00 p.m.

2020 Regular Meetings – Third Thursday of each Month at 6:00pm

Shawn McGoff, President	Term to May 2022
Josie O’Neill, Treasurer	Term to May 2022
Jill Shadwell, Secretary	Term to May 2023
Maria Elena Daniels, Assistant Secretary	Term to May 2022
Vacant	Term to May 2023

Due to Executive Orders issued by Governor Polis, and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and the risk posed by COVID 19, this meeting will be held via teleconferencing and can be joined through the directions below:

<https://zoom.us/j/97530116469?pwd=QTEzd3lCK0tPSWNhcTVHTVpNNEdPQT09>

Meeting ID: 975 3011 6469
Passcode: 573375
Call-in Number: 720-707-2699

Agenda:

- Call to Order
- Declaration of Quorum/ Conflict of Interest Disclosures
- Agenda Revisions, Approval
- Public Comment
- Consent Agenda
- Financial Report/Financial Matters
- Legal Matters
- District Committee Updates
- Facilities Management/District Operations Report
- Director Items/Other Business
- Public Comment
- Adjournment

NOTICE OF SPECIAL MEETING AND AGENDA

- 1. Call to Order**
- 2. Declaration of Quorum/ Conflict of Interest Disclosures**
- 3. Agenda Revisions, Approval**
- 4. Public Comment** - Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather it will refer the items for follow up. In person, please sign in, via Zoom – please raise hand during the time of Public Comment.
- 5. Consent Agenda** - The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board
 - a. Approve September 17, 2020 Special Meeting Minutes, October 15, 2020 Special Meeting Minutes and October 20, 2020 Work Session and Special Meeting Minutes
 - b. Approve Payable Listing in the Amount of \$79,220.50
 - c. Approve Special District Disclosure Notices Pursuant to §32-1-809, C.R.S.
 - d. Approve Resolution Designating District’s 24-Hour Posting Location
 - e. Approve Resolution Delegating Architectural Authority and Establishing Architectural Review Committee

6. Financial Report/Financial Matters	Speaker	Notes/Minutes
Review and Consider Acceptance of Unaudited Financial Statements	Accountant	<ul style="list-style-type: none"> • Questions/discussion
Public Hearing on 2020 Budget Amendment (<i>if needed</i>)	Accountant Public	
Consider Adoption of Resolution Amending 2020 Budget (<i>if needed</i>)	Accountant	
Public Hearing on Proposed 2021 Budget	Accountant Public	
Consider Adoption of 2021 Budget Resolution	Accountant	

7. Legal Matters	Speaker	Notes/Minutes
Snow Removal agreement	WBA	<ul style="list-style-type: none"> • Status of City Approval
Consider approval and adoption of 2021 Annual Administrative Resolution	WBA	

*Regular and Special Meeting Agendas will be posted to the District’s website at www.highplainsmetro.org

Review and authorize binding of 2021 Insurance	WBA	
Discuss and consider approval of District Procurement Policy	WBA	
Discuss and Consider Proposal from CLA for taking of minutes	WBA/CLA	

8. District Committee Updates	Speaker	Notes/Minutes
Landscape Committee	Maria Elena Jill Shadwell Irene/Summit Kevin Cox	<ul style="list-style-type: none"> • Update on Park Signs and Landscaping around Large Sign • Update on Lennar tract turnover • Landscaping Report – questions/discussion
Design Review Committee (DRC)	Irene/Summit Maria Elena Shawn McGoff	<ul style="list-style-type: none"> • Residential Guidelines progress • Review Covenant Enforcement Report – questions/discussion
Advisory Committee	Shawn McGoff Josie O’Neill	<ul style="list-style-type: none"> • Consider appointment of Committee members • Updates
Social Committee	Josie O’Neill	<ul style="list-style-type: none"> • Holiday Lighting Update • Social Events Update • Dumpster Day and Shredding Event
Website Committee		<ul style="list-style-type: none"> • Tasks assigned to Advisory Committee
Security/Safety Committee	Jill Shadwell Maria Elena Security Committee member(s)	<ul style="list-style-type: none"> • Proposals for Solar Lights at Mailboxes • Review Playground Safety Solutions Quarterly Report • Updates

9. Facilities Management/District Operations Report	Speaker	Notes/Minutes
Management Report	Summit	<ul style="list-style-type: none"> • Updates and questions
Review Proposals for Repairs to Median walkway gaps	Summit Shawn McGoff	<ul style="list-style-type: none"> • Review proposal from contractor

10. Director Items/Other Business	Speaker	Notes/Minutes
Discuss Capital Projects for 2021 and 2022	Board	

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SARIA Meeting Update	Shawn McGoff	
WPRA Meeting Update	Maria Elena	
Board Emails from Residents	Board	
Discuss December meeting	Board	<ul style="list-style-type: none"> • Would the Board like to hold or cancel the December meeting?
Board Work Session	Board	<ul style="list-style-type: none"> • Discuss scheduling of next work session

11. Public Comment - Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather it will refer the items for follow up. In person, please sign in, via Zoom – please raise hand during the time of Public Comment.

12. Adjournment

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, September 17, 2020, at 6:00 p.m. via
teleconference.

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders, issued by the Colorado Department of Health and Environment, and the threat posed by the COVID-19 coronavirus, the meeting was held via teleconference.

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 were in attendance:

Shawn McGoff
Jill Shadwell
Josie O'Neill
Maria Elena Daniels

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Irene Borisov, Summit Management and Consulting, District Manager; Ben Houghton, CliftonLarsonAllen, District Accountant; Kevin Cox; Cox Landscaping Inc.; and homeowners.

Call to Order

Director McGoff 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 reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of 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. McGoff 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 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, on a vote of 4-0.

Public Comment

Mr. Meyers noted that he enjoyed the security meeting, there are some good ideas and everyone is working hard on getting safety and security in the neighborhood better than it is now.

Consent Agenda

Mr. McGoff reviewed the items on the consent agenda with the Board. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the special agenda upon the request of any director. The Capital Claims Listing in the amount of \$512,719.45 was discussed. The Board discussed the payment obligation to Lennar, and whether the obligation should be paid in one payment or two payments. After discussion, the Board determined to remit \$500,000 now and the remaining \$500,000 at a later date. The Board also requested that the payments to Cox, Architerra, and Consillium be withheld until after the landscape committee has conducted a final walkthrough with the contractors. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and adopted or ratified, on a vote of 4-0:

- July 29, 2020 Special Meeting Minutes
- August 20, 2020 Special Meeting Minutes
- Claims Listing in the Amount of \$250.00
- Claims Listing in the Amount of \$500,000.00
- Independent Contractor Agreement with Playground Safety Solutions, LLC for Quarterly Playground Safety Inspections

Financial Report/Financial Matters

Review and Consider Acceptance of Unaudited Financial Statements

Director McGoff asked if the Board had any questions on the August financial statements. Mr. Houghton noted there were no urgent matters to discuss on the financials. Director Daniels requested clarification on several budget line items, [noting the expenditures for tree and shrub replacements, park maintenance, legal, and design review are over budget.](#) - [Mr. Houghton noted that individual line items may be](#)

above the budgeted amount, but as long as the total amount is not exceeded, that's really what you're looking at. Director Daniels also requested a breakdown of the election costs. No action taken on the August financial statements.-

Discuss 2021 Budget Workshop

The Board requested information on development of the draft budget, the budget process, and how funds are allocated. Mr. Houghton explained how the draft budget is developed and the budget approval process. He also reviewed the following and timeline:

October - Budget workshop

November Board Meeting - Public hearing on draft budget.

December 15 – mill levy required to be certified

January 31 – final budget filed with State

Other Financial Matters

Mr. Waldron explained the budget workshop provides an opportunity for the Board to discuss revenues, expenditures, and Board and community priorities. Following discussion, the Board determined to schedule a budget workshop for Tuesday, October 20th at 6pm.

None.

Legal Matters

Consider Resolution Accepting Landscape and Park Tracts and Monument Improvements

Mr. Waldron reviewed the Resolution Accepting Landscape and Park Tracts and Monument Improvements with the Board. Following discussion, the Board requested Director Daniels be the authorized Board member in Paragraph 7, rather than the Board president. The Board also requested that Ms. Borisov provide the full Board with the information reviewed by the landscape committee. Upon motion duly made and seconded, the Board unanimously approved the Resolution Accepting Landscape and Park Tracts and Monument Improvements, as amended, on a vote of 4-0.

Discuss Potential Insurance Claim for Trees

Mr. Waldron noted that he is aware of several districts that have submitted insurance claims for trees that died due to the October and April weather events. The Board discussed the pros and cons of submitting a claim. Following discussion, the Board asked Ms. Borisov to reach out to the insurance agent to discuss the potential claim. The Board would like to evaluate the deductible, Bob Howey's costs, and the cost to make a claim vs. the potential recovery.

Discuss Insurance Review Work Session

Mr. Waldron asked if the Board would like to have the District's insurance agent attend a meeting to discuss district insurance in general, review the District's current coverage, and answer any questions the Board may have. After discussion, the Board determined they would like the insurance agent to attend and present at the budget workshop.

Other Legal Matters

None.

Landscape Maintenance Matters

Discuss, Review and Approve Work Orders/Proposals

Due to the priority of other discussion topics, the Board deferred discussion on landscape maintenance issues.

Other Landscape Maintenance

Director Daniels noted everything is moving ahead, and the landscape committee is working on wrapping up the outstanding capital projects. The Board also discussed the basketball nets and whether the current nets should be replaced with chain nets. Ms. Borisov noted a work order has been submitted for the rims, and she will have the contractor look at the nets. After discussion, the Board determined to stay with nylon nets for now.

Facilities Management/District Operations

Other Facilities Management

Ms. Borisov stated she is continuing to work with the committees.

Discuss Letters of Interest and Board Appointment and Consider Appointment to Fill Vacancy

Director McGoff provided background on the vacancy process noting that there were originally four candidates, but that one has withdrawn. The Board noted they appreciated everyone's time and interest.

~~Each Board member discussed their thoughts on each of the candidates. The Board then noted who they would each appoint to the Board, as follows:~~

~~Director McGoff—Brett
Director O'Neil—Pascal
Director Shadwell—Bill
Director Daniels—Bill~~

~~As a majority of the Board was unable to agree on a Board candidate, the Board each reviewed who they would select as their second choice from the available candidates, as follows:~~

~~Director McGoff—Pascal~~
~~Director O’Neil—Brett~~
~~Director Shadwell—Brett~~
~~Director Daniels—Brett~~

Following discussion, as the Board could not agree on a candidate to appoint to the vacancy, the vacancy will remain open. Mr. Waldron noted that if there is not a consensus, as the Board only acts through a majority of a quorum of the Board, the vacancy is unable to be filled. Mr. Waldron also noted that if the vacancy remains open, there is a process by which the City could make an appointment.

Directors Items/Other Business

Discussion/Work Session Topics

Process and Timeline for Agendas and Draft Minutes

Director Shadwell noted this is a topic of frustration. Director McGoff stated that there is a standard, and didn’t have anything additional to discuss. Ms. Shadwell observed there has been shifting of content in the minutes based on interpretation. Director Shadwell mentioned that action items that have come up are not being tracked and followed up on, and should be included on the agenda. The Board briefly discussed the document Mr. Waldron sent out from the Special District Association regarding rules and procedures for minutes. Director Daniels noted there was a discussion between Ms. Borisov and one of the neighbors about a tree between neighbors and grandfathering was mentioned, and the word “grandfathering” was not used in the minutes, and this is an issue with the minutes. She noted the minutes did not represent what Ms. Borisov said, as it was worded differently. Ms. Daniels suggested the Board engage a stenographer, and it would actually be less expensive. Mr. Waldron stated they would be happy to turn the minutes over to someone else, and would actually prefer to have minutes prepared by someone else. He noted generally minutes take very little time, but the minutes for High Plains are very time intensive. Minutes are generally not verbatim, but rather a snapshot of the discussion and a record of the vote, and WBA tries to do that as fair as possible, recognizing they are not perfect, and in trying to capture the spirit of the conversation, may use different words than a Board member. If the Board wants verbatim minutes WBA is not the right fit. There was not a decision on action minutes vs. verbatim minutes. Mr. Waldron noted he is tired of being accused of manipulating Board minutes,

is actually trying to be very fair in capturing the spirit of the conversation, and to the extent Board members have asked for something to be included in the minutes that is false or not an accurate representation, it has not been included in the minutes. The constant emails, accusations, and Board members saying the minutes are shoddy work, are not a good position to be in. Ms. Shadwell noted the minutes are being scrubbed. Mr. Waldron noted he is not putting false statements in the minutes. Ms. Shadwell noted they are paying the attorney over \$400,000 a year in legal fees, and need to reduce costs. The Board discussed the minute and agenda process and timelines and who should prepare the minutes and agenda. Ms. Borisov noted she is keeping the action-item list and will include it in the Board packet. No Board action taken.

Vendor RFP Process

The Board discussed how to review the existing vendors and contractual relationships, how to go about assessing vendors and the selection criteria, and what is most needed in the neighborhood. The Board discussed needing to determine what they most want in a vendor relationship, and how to involve the community in the process, as community members may have interest and experience in related areas. The Board determined that the vendor RFP review process should be assigned to the appropriate committee, with one contract to be evaluated per quarter. For example, the management contract would be assigned to the advisory committee, and the landscape contract assigned to the landscape committee. The Board asked that Mr. Houghton provide additional information about each of the vendors to the Board, including the contract amounts paid by year, start date of contractor, and expiration date of each contract. The Board determined to discuss the prioritization of the contracts to be reviewed each quarter based on the needs of the community, at the October board meeting.

Roles and Responsibilities for Board Members

The Board engaged in general discussion regarding the roles and responsibilities for each officer, clarification of the roles, and a desire to understand what each officer is responsible for. The Board asked that Mr. Waldron send out a summary of what each officer's role is.

Residential Improvement Guidelines

Director Daniels and Director McGoff provided an update on the residential improvement guidelines. Mr. Waldron noted that this item wasn't necessarily intended to be discussed tonight, but was added as a topic for a future work

session. Mr. Waldron also provided a general background on the purpose of board meetings, and the work session and committee process. [Ms. Borisov noted she is hoping to have the Residential Improvement Guidelines back to the committee by the end of the month or early October.](#) The Board discussed putting in place the DRC committee, and then if necessary, revising the committee resolution to track with the new guidelines, once approved.

Board Emails from residents –
Round Robin

Director McGoff noted that he had received an email from a resident who missed the survey, but is interested in serving on the advisory committee.

Director Daniels informed the Board she has followed up with three residents for the DRC committee, but they have not responded.

Ms. Borisov asked if the Board would like to resend a blast to the community to see if there is any additional interest in serving on the committees. Following discussion, the Board directed Ms. Borisov to resend the email blast to homeowners.

Discuss Meeting Frequency

The Board discussed the frequency of meetings. Mr. Waldron provided history on the number of board meetings, noting that in the past the board met around 5-6 times a year, and then held work sessions as necessary for specific topics. The Board discussed the payment of claims and approval of contracts in between meetings. Mr. Waldron noted the Board could adopt a process and policy to allow the officers and committees to approve contracts and claims in between meetings, within parameters agreed to by the Board. The Board asked Mr. Waldron to send the current policy to the Board, and the Board will discuss further at the October meeting.

Public Comment

Bill Howell expressed interest in serving on the Board, and feels meetings could be truncated, with interim meetings being a good idea.

A homeowner inquired if the Board had formal job descriptions in place.

Adjourn

There being no further business to come before the Board and following discussion and upon motion duly made and seconded, the Board determined to adjourn the meeting.

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 by the Board of Directors on the 15th day of October, 2020.

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, October 15, 2020, at 6:00 p.m. via
teleconference.

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders, issued by the Colorado Department of Health and Environment, and the threat posed by the COVID-19 coronavirus, the meeting was held via teleconference.

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 were in attendance:

Shawn McGoff
Jill Shadwell
Josie O'Neill
Maria Elena Daniels

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Irene Borisov, Summit Management and Consulting, District Manager; Ben Houghton, CliftonLarsonAllen, District Accountant; Kevin Cox, Cox Professional Landscaping; and homeowners.

Call to Order

Director McGoff 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 reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of 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. McGoff 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 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, on a vote of 4-0.

Public Comment

Arapahoe County Commissioner, Jeff Baker, introduced himself to the Board noting he was just popping in to take a look at the meeting and to be available for questions regarding County activities. Commissioner Baker provided an overview of his role and the County Commissioner's roles.

Mr. Meyers, a member of the Security Committee, noted he has received several bids for security patrols. He also noted people keep approaching him saying they don't feel safe, and never see police out here. Mr. Meyers said that he has received two solid bids for overnight security, and that the Security Committee has a great plan moving forward.

Mr. Erickson addressed the Board noting that at the last Board meeting there was a vote to appoint a new Director to fill the Board vacancy and his name was on the ballot. Mr. Erickson wanted to let everyone know that he is still interested in filling the Board vacancy, and looks forward to hearing back from the Board.

Director Daniels asked whether the meeting was being recorded, and noted that she would like a copy of the meeting recording.

Consent Agenda

Mr. McGoff reviewed the items on the consent agenda with the Board. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the special agenda upon the request of any director. The Board engaged in discussion regarding the September 17, 2020 meeting minutes and incorporation of revisions into the meeting minutes. Director Daniels stated that there were sections missing from the minutes, and the vote section is misleading as to what happened, noting that her second choice was Jim, and her third choice was Brett. Director Shadwell would like the changes to be incorporated into the meeting minutes, and then have the Board review the changes at the Board meeting. Mr. Waldron requested clarification from the Board on the process. Director McGoff noted that he thought the direction was to have the minutes reflect a

summary of the meeting, and then Director Shadwell would provide a more in-depth commentary to the Board to be posted to the website. Ms. Shadwell also noted she was not comfortable paying legal counsel to take the meeting minutes, and would like to hire a third-party to prepare meeting minutes. Ms. Shadwell requested the September 17, 2020 minutes be removed from the consent agenda.

Director McGoff requested additional information on the \$500,000 payment to Lennar noted as Invoice #2, as he was not aware of a prior payment to Lennar. Mr. Houghton noted that the invoice from Lennar was labeled as #2, but this is in fact the first payment to Lennar. Maria Elena noted the landscape committee feels comfortable advising the Board to pay the Cox, Architerra and Consilium retainage.

Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and adopted or ratified, on a vote of 4-0:

- Claims Listing in the Amount of \$648,810.49 and \$12,719.45

Financial Report/Financial Matters

Review and Consider Acceptance of Unaudited Financial Statements

Mr. Houghton reviewed the September 30, 2020 Financial Statements with the Board. Ms. Shadwell asked about the timing for the second payment to Lennar, and the remaining open items. Director Daniels requested additional information about the election costs. Ms. Shadwell would like a separate worksheet showing where consultant costs are embedded into capital projects. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the September 30, 2020 Financial Statement on a vote of 4-0.

Discuss 2021 Budget Workshop

Mr. Houghton reviewed the budget workshop format with the Board. It was noted that the revised budget and budget scenarios will be submitted to the Board tomorrow.

Other Financial Matters

None.

Legal Matters

Snow Removal Agreement

Mr. Waldron provided background and an update on the Snow Removal Agreement, as well as the City review and approval process for the agreement. Mr. Waldron noted that

High Plains is the first district in the City to request the ability to provide snow removal on City streets. The question is whether the Board would like to proceed with the agreement. The Board engaged in general discussion regarding the proposed costs to provide the snow removal services. As the agreement is a prerequisite to providing snow removal services, the Board would like to move forward and have the agreement put in place. The Board asked that estimates for snow removal services be provided prior to the budget hearing. Ms. Borisov provided information about costs, and that most contractors will contract on a time and materials basis. Following discussion, upon a motion duly made and seconded, the Board, unanimously approved the agreement subject to final legal review, on a vote of 4-0.

Consider Approval of Easement
for Monument Sign

Mr. Waldron discussed the background and necessity of an easement for the monument sign to be located across from the fire station tract. Mr. Waldron noted that Lennar does not currently have an easement in place for the monument and the Country Club has proposed a license agreement, rather than an easement. Legal counsel is recommending the District not accept a license agreement, but rather require an easement. Following discussion, the Board determined that the District will require an easement and will not accept a license.

Discuss District Procurement
Policy for Committees

Mr. Waldron provided general background on the purpose of a procurement policy, and the ability to delegate the ability to approve certain contracts and expenditures to directors or a committee without having a separate Board meeting. The policy would also authorize certain reoccurring bills to be paid by the accountant without waiting for a Board meeting, such as utility bills. Director Shadwell noted that the process for meetings and work sessions needs to be discussed prior to authorizing committee approvals. Following discussion, the Board directed legal counsel to provide a draft policy for discussion at the next Board meeting.

Lennar Park Turn Over

Mr. Waldron noted that there may have been a miscommunication between the Lennar representative on site, and Lennar corporate regarding a spring walk. Lennar corporate's plan was to do the replacements immediately and request acceptance, with no commitment for a spring walk. Ms. Borisov noted that she has not heard anything additional from Lennar, and it is still an issue, as the on-site representative made that commitment for a spring-walk,

after the installation of the new plant material. Director Shadwell noted it is not just the plants, but also fencing. Mr. Waldron discussed possibly accepting the tracts subject to a warranty with an escrow account. The Board engaged in general discussion regarding acceptance of Tract G, as that is the only tract that has been approved by the landscape committee for acceptance. Director Shadwell asked how this affects the overall agreement timeframe. Mr. Waldron noted that the forgiveness amount is not officially forgiven until both parties have complied with the agreement.

Other Legal Matters

None.

District Committee Updates

Landscape Committee

Director Daniels reviewed the landscape committee capital report included in the meeting packet, which covered the following items:

- Update on Park Signs and Landscaping around Large Sign, noting the contractor is waiting for the permit from the City.
- Update on Smoky Hill & Blackstone Pkwy Entrance Revamp.
- Update on Park Renovation at E Clifton Dr. & County Club Pkwy, noting that there will be a Spring 2021 warranty walk.
- Update on Lennar Walk-through
- Update on Tree Planting project including the 17 undersized trees, and the recommendation of the landscape committee to accept the 17 trees as they are good quality trees. Mr. Cox noted that he will make an adjustment to account for the undersized trees, either through additional work or make it right on another invoice. Mr. Cox estimated the amount at less than \$300. Ms. Borisov requested information from Mr. Cox to provide to the landscape committee for review and discussion.
- Pet Waste Stations have been installed

Dead Tree Claim

Ms. Borisov shared the information she received regarding the process and required reports to submit a claim. Mr. Waldron expressed his concern with the lack of documentation to support a claim. Director Daniels asked for clarification on the insurance for the trees. Following discussion, the Board, determined to not pursue an insurance claim for dead trees.

Review Landscape Maintenance Report

Mr. Cox asked if there were any questions on the landscape maintenance report. Director McGoff requested information on the trash and debris being dumped on District property. The Board would like a note added to the next newsletter/email blast regarding the unauthorized dumping. Director Shadwell inquired about how this had been handled in the past. Mr. Cox noted that in the past he has provided the addresses to the management company and then cleaned it up on a time and materials basis. Director McGoff asked about recourse against the homeowners. Ms. Borisov stated that she would like Cox to take pictures and provide those to her to contact the homeowners and see how they respond.

Appointment to Landscape Committee

Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Director Shadwell to the landscape committee on a vote of 4-0.

Design Review Committee

The Board engaged in discussion regarding design review committee members. Following discussion, upon a motion duly made and seconded, the Board approved the list of committee members recommended by Director McGoff and Director Daniels on a vote of 4-0 as follows:

Peter Rossick
Brandon Brame
Tony Quijano

Director McGoff provided an update on the Residential Improvement Guidelines noting that they are pretty close to being completed, will be reviewed by the full DRC, and then go to the Board for review, posted for public view, and then considered for adoption by the Board.

Ms. Borisov has summarized the most frequent violations for the DRC committee. Director Daniels has requested that Ms. Borisov prepare a breakout of violation stats so the DRC can review year over year violations.

The Board reviewed the Covenant Enforcement Report.

Advisory Committee

Director McGoff noted that he needs to confirm the resident committee members, and would like to hold off on approving the members.

Appointment to Advisory Committee

Following discussion, upon a motion duly made and seconded, the Board appointed Director O'Neill to the Advisory Committee on a vote of 4-0.

Social Committee

Director O'Neill noted that within the Social Committee there are three subcommittees; the Community Service Subcommittee, Social Events Subcommittee, and the Welcome Subcommittee. Director O'Neill informed the Board that the Community Service Subcommittee is working on a Food drive for October; Clothing Drive for November; a Toy Drive for December and looking into a Blood Drive in the Spring. Director O'Neil explained how the charities were selected, and noted that the committee is open to suggestions for other organizations, and perhaps solicit community input. Director O'Neill informed the Board that due to COVID the Social Events Subcommittee is looking to hold an event in the Spring of next year for adults, and a Christmas event for kids on December 22, 2020. She also noted that the Welcome Subcommittee is working with Ms. Borisov on the welcome packet information.

Holiday Lighting

The Board engaged in general discussion regarding the holiday lighting. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized Director O'Neil (Social Committee) and Director Daniels (Landscape Committee) to approve the holiday lighting and decorations not to exceed \$15,000, on a vote of 4-0.

Town Hall

Director O'Neil asked if the Board would like to hold a Town Hall meeting via zoom or wait until an in-person meeting can be held. The Board determined to wait until January or early February to hold a Town Hall.

Trash Bin, Recycling and Shredding Event

Director O'Neil informed the Board that the Dumpster event will be scheduled in the next couple of weeks and the shredding event is still be finalized.

Website Committee

Mr. McGoff noted that the advisory committee will take on the website for now, along with the members of the website committee. The website committee will be tabled for now.

Security/Safety Committee

Mr. Flanagan reviewed the Safety/Security committee's report, and noted the various areas the committee is working on. He noted the committee needs more clarity on what the residents mean by "safety and security", and the committee will be planning a follow up survey. He also stated that the notion of a gated community is not currently on the table. Mr. Flanagan noted the website communitycrimemap.org is the best source of current crime information for the community. The committee will bring back proposals to the

Board for review and consideration. Director O'Neill asked about the liability of the District recommending and suggesting the use of certain security services. Director Shadwell noted the committee is working on how best to address the liability issues. Mr. Waldron noted prior to providing security patrols, the District will need to get permission from the City of Aurora.

Solar Mailbox Lights

Ms. Borisov will send the solar light options to the Safety and Security committee.

Traffic Safety

The committee noted that they have not addressed this issue yet.

Facilities Management/District Operations

Discuss Board Email Options

Deferred. Ms. Borisov will pull together all of the information and send to Director McGoff.

Review Proposal for Repairs to Median Walkway Gaps

Director McGoff noted that Concrete Express fixed most of the big gaps and mentioned that perhaps a concrete filler might work in the remaining areas. Ms. Borisov will have a contractor review the areas and provide the Board a proposal for repairs.

Other Facilities Management

Ms. Borisov stated she will also update the action item report and send it back out.

Directors Items/Other Business

Discus Letters of Interest and Board Appointment and Consider Appointment

Director McGoff provided a summary of the process to date. Mr. Waldron provided an update on the communication he received from the City. Director McGoff motioned to appoint Brett with the motion seconded by Director O'Neill. The motion failed on a vote of 2-2, with Directors McGoff and O'Neill voting yes, and Directors Shadwell and Daniels voting no. Director Shadwell motioned to appoint Bill with the motion seconded by Director Daniels. The motion failed on a vote of 2-2, with Directors Shadwell and Daniels voting yes, and Directors McGoff and O'Neill voting no.

Vendor RFP Process

The Board discussed holding a work session to only discuss RFP's, with the date to be discussed at the next meeting. The Board requested copies of all of the District contracts. Mr. Waldron noted he will send the contract summary as well as the contracts to the Board.

SARIA

Mr. McGoff noted most of the projects are under budget and on-time. He will provide an additional update at the November meeting.

WPRA Meeting Updates –
Assignment of New Board
Member

The Board engaged in general discussion regarding appointment to the Wheatlands Park and Recreation Board. Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Director Daniels to the Wheatlands Park and Recreation Authority Board, on a vote of 4-0.

Board Emails from Residents

Director McGoff informed the Board he received an email from a resident who is concerned about the property owned by Cherry Creek School District. Director O'Neill noted she had received an email regarding trees, but it had been handled by Ms. Borisov.

SDA Annual Conference

Updates from those who attended the conference were deferred.

Public Comment

None.

Adjourn

There being no further business to come before the Board and following discussion and upon motion duly made and seconded, the Board determined to adjourn the meeting.

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 by the Board of Directors on the 19th day of November, 2020.

MINUTES OF A WORK SESSION AND SPECIAL
MEETING OF THE BOARD OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Tuesday, October 20, 2020, at 6:00 p.m. via
teleconference.

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders, issued by the Colorado Department of Health and Environment, and the threat posed by the COVID-19 coronavirus, the meeting was held via teleconference.

Attendance

A work session 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 were in attendance:

Shawn McGoff
Jill Shadwell
Josie O'Neill
Maria Elena Daniels

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Irene Borisov, Summit Management and Consulting, District Manager; Ben Houghton, CliftonLarsonAllen, District Accountant; Julie Fitzgerald, T-Charles Wilson Insurance Broker; and homeowners.

Call to Order

Director McGoff 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 reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of 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. McGoff 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

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, on a vote of 4-0.

Public Comment

Mr. Meyers addressed the Board regarding security patrols in the neighborhood, noting that with the number of homes in Blackstone, and with budget revisions and the current, estimated cost for security patrols, the District should be able to offer security patrols without increasing rates.

Property and Liability Insurance Overview

Ms. Fitzgerald provided an overview of the District's property and liability insurance, as well as the 2021 general coverage notes. Ms. Fitzgerald emphasized that all property needs to be scheduled and offered to schedule a walk-through with the District to confirm that all property that should be listed on the property schedule is listed and scheduled. Ms. Borisov will schedule a walkthrough with Ms. Fitzgerald.

Financial Report/Financial Matters

2021 Budget Workshop

Mr. Houghton reviewed the draft 2021 budget with the Board. The Board engaged in general discussion regarding adjustments to line items, and Mr. Houghton will make the adjustments and provide the Board with an updated draft budget. The public hearing on the budget will be held on November 19th.

Other Financial Matters

None.

Schedule Work Session to Discuss Vendor RFP Process

The Board scheduled a work session for Monday, November 9th from 3:00-4:30pm to discuss the Vendor RFP Process.

Public Comment

None.

Adjourn

There being no further business to come before the Board and following discussion and upon motion duly made and seconded, the Board determined to adjourn the meeting.

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 by the Board of Directors on the 19th day of November, 2020.

High Plains Metro District Interim Claims 10/10/20 - 11/9/20

<u>Process Date</u>	<u>Vendor</u>	<u>Invoice Number</u>	<u>Amount</u>
10/13/2020	Xcel Energy	53-8016149-9	\$ 698.93
10/14/2020	Cox Professional Landscape Services LLC	Multiple	21,752.81
10/14/2020	Pet Scoop, Inc.	307746	252.00
10/14/2020	Sequoia Golf Blackstone Country Club	HPMD82020	10,296.62
10/14/2020	White Bear Ankele Tanaka & Waldron	Multiple	10,003.73
10/22/2020	ARCHITERRA GROUP,INC	6778	1,690.46
10/22/2020	Consilium Design, Inc.	5451	2,209.78
10/22/2020	Cox Professional Landscape Services LLC	29144	8,819.21
10/28/2020	Xcel Energy	53-8016149-9	791.42
10/29/2020	CliftonLarsonAllen LLP	2640560	4,469.80
10/29/2020	Cox Professional Landscape Services LLC	Multiple	2,462.65
10/29/2020	Full Spectrum Lighting, Inc.	Multiple	650.00
10/29/2020	Harpster Maintenance Services,LLC	1349	310.00
10/29/2020	Lee Design Group LLC	BST20/09	690.00
10/29/2020	Ronald & Judith Haynes	1002025201	165.00
10/29/2020	Sequoia Golf Blackstone Country Club	HPMD92020	9,002.04
10/29/2020	Stephen & Mary B Brunston	1002001401	165.00
10/29/2020	Summit Management & Consulting, LLC	3919	4,791.05
			\$ 79,220.50

High Plains Metro District Capital/Large Claims to be Approved Before Payment

<u>Date</u>	<u>Vendor</u>	<u>Invoice Number</u>	<u>Amount</u>	<u>Description</u>
11/9/2020	Lennar Colorado	3	500,000.00	Repay development fees #2
		Total	\$ 500,000.00	

High Plains Metropolitan District, City of Aurora, Arapahoe County, Colorado

Disclosure Notice Pursuant to §32-1-809, C.R.S.

REQUESTED INFORMATION

RESPONSE

Address and telephone number of the principal business office	c/o WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 303-858-1800	
Name and business telephone number of the manager or other principal contact person for the District/board member contact information	Clint C. Waldron, Esq. WHITE BEAR ANKELE TANAKA & WALDRON 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: 303-858-1800 Email: cwaldron@wbapc.com	
Board members and re-election status of those members whose office will be on the ballot at the next regular election on May 3, 2022 *on ballot at the next regular election	Shawn McGoff, President	(term expires 2022)*
	Josie O'Neill, Treasurer	(term expires 2022)*
	Jill Shadwell, Secretary	(term expires 2023)
	Maria Elena Daniels, Asst. Sec.	(term expires 2022)*
	Vacant	(term expires 2023)*
Regular meeting schedule and the place where notice of board meetings is posted pursuant to §24-6-402(2)(c), C.R.S.	Regular meetings are scheduled for the third Thursday of February, April, May, July, August and November, 2021 at 6:00 p.m. at 7777 S. Country Club Parkway, Aurora, Colorado. Notices of board meetings are posted at www.highplainsmetro.org or when online posting is not available at the intersection of County Line Road and Blackstone Parkway, Colorado.	
Current mill levy (2020), for collection in 2021	30.000 mills - (general fund) 35.000 mills - (debt service fund) 1.113 mills - (capital projects fund)	
Total ad valorem tax revenue received during the last year (2020)	\$2,702,547 (unaudited)	
Date of the next regular special district election of board members	May 3, 2022	
Procedure and timing to submit a self-nomination form for election to the Board(s) pursuant to §1-13.5-303, C.R.S. : Pursuant to §1-13.5-303, C.R.S. any person interested in being a candidate for the Board must submit a self-nomination and acceptance form signed by the candidate and by a registered elector of the state as a witness to the candidate. On the date of signing the self-nomination form, the person desiring to serve on the Board must be an eligible elector of the District. The form or letter must be filed no earlier than January 1 and no later than the sixty-seventh (67 th) day before the date of the next regular special district election. The form is filed with the Designated Election Official, or if none has been designated, the presiding officer or the secretary of the District at the address above. This form may be obtained by contacting the District's general counsel at (303) 858-1800. In place of the form, the candidate may submit a letter signed by the candidate and a registered elector of the state as witness to the signature of the candidate. Both the form and letter must state the following information: (1) name of the special district; (2) director office sought; (3) term of office sought; (4) date of the election; (5) full name of the candidate as it is to appear on the ballot; and (6) whether the candidate is a member of an executive board of a unit owners' association, as defined in §38-33.3-103, C.R.S., located within the boundaries of the District. A self-nomination form meeting the statutory requirements must be filed prior to 5:00 p.m. on the sixty-seventh (67 th) day before the election.		
Address of any website on which the special district's election results will be posted	www.highplainsmetro.org	
Information on the procedure to apply for permanent absentee voter status as described in §1-13.5-1003, C.R.S.	A permanent absentee voter status request form may be obtained by contacting the District's general counsel at (303) 858-1800.	

**RESOLUTION
OF THE BOARD OF DIRECTORS OF THE
HIGH PLAINS METROPOLITAN DISTRICT**

**DESIGNATING THE DISTRICT'S WEBSITE FOR THE ONLINE POSTING OF
MEETING NOTICES AND 24-HOUR POSTING LOCATION**

WHEREAS, the High Plains Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 24-6-402(1)(a), C.R.S., the District is a local public body and subject to the provisions of §§ 24-6-401, *et seq.*, C.R.S.; and

WHEREAS, pursuant to § 32-1-903(2) and § 24-6-402(2)(c), C.R.S., the District shall be considered to have given full and timely notice to the public if notice of the meeting is posted, with specific agenda information if available, on a public website of the District no less than twenty-four (24) hours prior to the meeting; and

WHEREAS, pursuant to § 24-6-402(2)(c), C.R.S., the District shall make the notice posted on the public website accessible at no charge to the public, consider linking the notice to any appropriate social media accounts of the District, and, to the extent feasible, make the notices searchable by type of meeting, date of meeting, time of meeting, agenda contents, and any other category deemed appropriate by the District; and

WHEREAS, pursuant to § 24-6-402(2)(c), C.R.S., the District shall designate a place within the boundaries of the local public body at which it may post a notice no less than twenty-four (24) hours in advance of the meeting in the event that the District is unable to post the notice online due to exigent or emergency circumstances.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. Pursuant to § 24-6-402(2)(c), C.R.S., the Board hereby designates www.highplainsmetro.org as the website at which notices of District meetings will be posted twenty-four (24) hours in advance.

2. Pursuant to § 24-6-402(2)(c), C.R.S., the Board hereby designates the following location for the posting of its meeting notices twenty-four (24) hours in advance in the event that the District is unable to post notice on the District's website:

The intersection of County Line Road and Blackstone Parkway.

ADOPTED this 19th day of November, 2020.

HIGH PLAINS METROPOLITAN DISTRICT

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

[Signature Page to Resolution Designating the 24-Hour Posting Location.]

**RESOLUTION
OF THE BOARD OF DIRECTORS OF
HIGH PLAINS METROPOLITAN DISTRICT**

**DELEGATING ARCHITECTURAL AUTHORITY AND ESTABLISHING
ARCHITECTURAL REVIEW COMMITTEE**

WHEREAS, High Plains Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing pursuant to §§ 32-1-101, *et seq.*, C.R.S.; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) is empowered to have the management, control, and supervision of all business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of Colorado for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, Article 2, Section 2.1.1 of the Protective Covenants for Blackstone and Mandatory Resident Social Memberships, recorded in the real property records of the Clerk and Recorder of Arapahoe County, Colorado on October 10, 2005, at Reception Number B515B103 (the “**Covenants**”), provides that the Board shall approve in writing the construction, erection, placement, alteration, planting, application, or installation of Improvements on Lots; and

WHEREAS, Article 2, Section 2.1.4 of the Covenants further provides that the Board may from time to time, appoint a representative to act on its behalf ; and

WHEREAS, the Board desires to delegate architectural authority and establish an architectural review committee as provided herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. Establishment of the Architectural Advisory Committee.

a. The Board hereby establishes the “**Architectural Advisory Committee**” to be appointed as provided in this Resolution. The Board hereby delegates to the Architectural Advisory Committee the right to review all requests for Improvements (as defined in the Covenants) to the same extent that the Board has that right pursuant to the Covenants. Upon its review of any request for any Improvements, the Architectural Advisory Committee shall, within thirty (30) days of complete submission of the plans, specifications and other materials and information the Architectural Advisory Committee may require in conjunction with any such request, provide its recommendation regarding such request to the person to whom decision-making authority is delegated in Section 2.a of this Resolution.

b. The Architectural Advisory Committee shall be comprised of at least three (3) members, acting in a volunteer capacity, as noted from time to time in the official minutes of the District.

c. The Architectural Advisory Committee members shall serve at the pleasure of the Board and may be removed at any time, with or without cause, by the Board.

d. The Architectural Advisory Committee members shall serve as volunteers and are not entitled to any compensation for their service on the Architectural Advisory Committee, but are entitled to reimbursement for any pre-approved, out-of-pocket costs incurred by them for Architectural Advisory Committee purposes, subject to budget limitations.

e. The Architectural Advisory Committee members shall, from among the membership of the Architectural Advisory Committee, select one of them to act as the chairperson of the Architectural Advisory Committee.

f. If any members of the Architectural Advisory Committee conclude that they have a conflict of interest or an appearance of fairness problem with respect to a matter pending before the Architectural Advisory Committee so that they cannot discharge their duties on the Architectural Advisory Committee, they shall disqualify themselves from participating in the deliberations and the recommendation with respect to the matter.

2. Delegation of Architectural Decision Making Authority.

a. The Board hereby delegates to Ms. Irene Borisov of Summit Management and Consulting, LLC (“**Summit**”) the authority to approve (with or without conditions) or disapprove any requests for Improvements. The delegation granted herein shall be revoked on the earlier to occur of the following: (1) at such time as the Board withdraws in writing, in its sole discretion, (2) the termination of that certain Independent Contractor Agreement by and between the District and Summit, dated May 22, 2014, or (3) that date upon which Ms. Borisov is no longer employed with Summit, for whatever reason. Upon the occurrence of any of the foregoing, the Board shall delegate such authority to such other person as the Board may determine.

b. Ms. Borisov (or such other person to whom such authority may be delegated as set forth in Section 2.a of this Resolution) shall consider the recommendation from the Architectural Advisory Committee, but shall not be required to follow such recommendation if, in Ms. Borisov’s discretion (or in the opinion of such other person to whom such authority may be delegated as set forth in Section 2.a of this Resolution), the recommendation is contrary to the requirements set forth in the Covenants and/or the architectural standards, rules, regulations and/or guidelines promulgated pursuant to the Covenants, or is otherwise arbitrary or capricious. In the event the Architectural Advisory Committee fails, for any reason, to provide a recommendation to Ms. Borisov (or such other person to whom such authority may be delegated as set forth in Section 2.a of this Resolution) in a timely manner so as to allow Ms. Borisov (or such other person to whom such authority may be delegated as set forth in Section 2.a of this Resolution) to render a decision on any request for an Improvement within the time frame of 45 days as set forth in Section 2.4 of the Covenants, Ms. Borisov (or such other person to whom such authority may be delegated as set forth in Section 2.a of this Resolution) may review the request for Improvements and approve

(with or without conditions) or disapprove any such request without the recommendation of the Architectural Advisory Committee.

3. Amendment. The District expressly reserves the right to amend, revise, redact, and/or repeal the authority granted in this Resolution in whole or in part, from time to time in order to further the purpose of carrying on the business, objects, and affairs of the District. The foregoing shall specifically include, but not be limited to, the right to replace the person identified in Section 2.a of this Resolution with another, remove Architectural Advisory Committee members, increase the number of Architectural Advisory Committee Members, add to or reduce the authority of the Architectural Advisory Committee and/or the person identified in Section 2.a of this Resolution, eliminate the Architectural Advisory Committee, or change the authority delegated to the Architectural Advisory Committee, all in the Board's sole and absolute discretion.

4. Severability. If any term or provision of this Resolution is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable term or provision shall not affect the validity of the remainder of this Resolution as a whole, but shall be severed, leaving the remaining terms or provisions in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

[Signature page follows.]

Resolved, adopted and approved this _____ day of _____, 2020.

HIGH PLAINS METROPOLITAN DISTRICT

Officer of the District

ATTEST:

Secretary

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

[Signature page to Resolution of the Board of Directors of High Plains Metropolitan District
Delegating Architectural Authority and Establishing Architectural Review Committee]

HIGH PLAINS METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

OCTOBER 31, 2020

**HIGH PLAINS METROPOLITAN DISTRICT
BALANCE SHEET - GOVERNMENTAL FUNDS
OCTOBER 31, 2020**

	<u>General</u>	<u>Operations Fee</u>	<u>Debt Service - GO Bonds</u>	<u>Debt Service - Revenue</u>	<u>Capital Projects</u>	<u>Capital Projects - Regional Improvement</u>	<u>Total</u>
ASSETS							
1st Bank	\$ -	\$ 151,516	\$ -	\$ -	\$ -	\$ -	\$ 151,516
Colotrust	1,884,899	232,805	2,627,745	12,789	-	256	4,758,494
Accounts receivable	-	64,127	-	-	-	-	64,127
Receivable from Century Communities	1,000	-	-	-	-	-	1,000
Receivable from County Treasurer	13,349	-	15,179	-	-	144	28,672
TOTAL ASSETS	<u>\$ 1,899,248</u>	<u>\$ 448,448</u>	<u>\$ 2,642,924</u>	<u>\$ 12,789</u>	<u>\$ -</u>	<u>\$ 400</u>	<u>\$ 5,003,809</u>
LIABILITIES AND FUND BALANCES							
LIABILITIES							
Accounts payable	\$ 12,345	\$ 5,002	\$ -	\$ -	\$ -	\$ -	\$ 17,347
Prepaid assessments	-	59,455	-	-	-	-	59,455
Due to Beacon Point	-	-	-	12,789	-	-	12,789
Due to SARIA	-	-	-	-	-	400	400
Development fees payable	-	-	168,500	-	-	-	168,500
TOTAL LIABILITIES	<u>12,345</u>	<u>64,457</u>	<u>168,500</u>	<u>12,789</u>	<u>-</u>	<u>400</u>	<u>258,491</u>
FUND BALANCES							
Fund balances	<u>1,886,903</u>	<u>383,991</u>	<u>2,474,424</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,745,318</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 1,899,248</u>	<u>\$ 448,448</u>	<u>\$ 2,642,924</u>	<u>\$ 12,789</u>	<u>\$ -</u>	<u>\$ 400</u>	<u>\$ 5,003,809</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**HIGH PLAINS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TEN MONTHS ENDED OCTOBER 31, 2020**

GENERAL FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior Year to Date Actual</u>
REVENUES				
Property taxes	\$ 1,226,331	\$ 1,224,248	\$ (2,083)	\$ 1,029,139
Specific ownership taxes	76,310	76,636	326	69,874
Interest income	8,000	5,047	(2,953)	19,802
Other revenue	2,000	-	(2,000)	1,972
TOTAL REVENUES	<u>1,312,641</u>	<u>1,305,931</u>	<u>(6,710)</u>	<u>1,120,787</u>
EXPENDITURES				
Accounting	51,000	39,422	11,578	34,151
Audit	4,950	4,950	-	4,950
County Treasurer's fee	18,395	18,374	21	15,428
Directors' fees	6,000	4,000	2,000	2,800
Director and meeting expense	2,500	1,151	1,349	1,656
Insurance	40,000	27,892	12,108	24,577
Legal	60,000	87,505	(27,505)	52,746
Engineering	-	-	-	953
Miscellaneous	2,000	1,268	732	2,040
Payroll taxes	459	344	115	214
Election expense	25,000	39,224	(14,224)	-
Website	1,500	350	1,150	1,588
Contingency	25,196	-	25,196	-
TOTAL EXPENDITURES	<u>237,000</u>	<u>224,480</u>	<u>12,520</u>	<u>141,103</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,075,641	1,081,451	5,810	979,684
OTHER FINANCING SOURCES (USES)				
Transfers from other funds	-	-	-	6,623
Transfers to other fund	(950,000)	(44,696)	905,304	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>(950,000)</u>	<u>(44,696)</u>	<u>905,304</u>	<u>6,623</u>
NET CHANGE IN FUND BALANCES	125,641	1,036,755	911,114	986,307
FUND BALANCES - BEGINNING	<u>836,818</u>	<u>850,148</u>	<u>13,330</u>	<u>557,267</u>
FUND BALANCES - ENDING	<u>\$ 962,459</u>	<u>\$ 1,886,903</u>	<u>\$ 924,444</u>	<u>\$ 1,543,574</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**HIGH PLAINS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TEN MONTHS ENDED OCTOBER 31, 2020**

OPERATIONS FEE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior Year to Date Actual</u>
REVENUES				
Interest income	\$ 9,000	\$ 1,559	\$ (7,441)	\$ 4,445
Operations fee (homeowners)	551,100	529,523	(21,577)	448,394
Operations fee (vacant lots)	28,272	34,743	6,471	90,357
Working capital	80,000	57,000	(23,000)	49,500
Design review fees	5,000	3,310	(1,690)	3,535
Legal collection fees	6,000	7,903	1,903	1,352
Violations and late fees	5,000	-	(5,000)	(1,680)
TOTAL REVENUES	<u>684,372</u>	<u>634,038</u>	<u>(50,334)</u>	<u>595,903</u>
EXPENDITURES				
Legal - collections	6,000	17,200	(11,200)	-
Miscellaneous	-	1,280	(1,280)	(2,700)
Community activities	10,000	-	10,000	-
Design review	5,000	6,710	(1,710)	5,110
Facilities management - contract	38,000	37,248	752	34,414
Facilities management - costs	10,000	9,039	961	10,181
Flowers	45,000	16,807	28,193	45,145
Irrigation repairs and improvements	40,000	41,370	(1,370)	46,749
Landscape maintenance - contract	129,085	121,413	7,672	116,879
Landscape improvements	100,000	57,834	42,166	54,073
Tree and shrub replacement	100,000	95,510	4,490	19,276
Gas and electric	10,000	5,674	4,326	6,861
Trash removal	103,000	106,900	(3,900)	87,305
Water - irrigation	125,000	54,696	70,304	39,166
Grounds maintenance	25,000	18,592	6,408	11,076
Holiday lighting	20,000	2,532	17,468	10,954
Lighting	10,000	9,380	620	10,550
Playground inspection and repairs	10,000	-	10,000	-
Snow removal	12,000	170	11,830	5,965
Vandalism	2,000	-	2,000	-
Contingency	8,915	-	8,915	-
TOTAL EXPENDITURES	<u>809,000</u>	<u>602,355</u>	<u>206,645</u>	<u>501,004</u>
NET CHANGE IN FUND BALANCES	(124,628)	31,683	156,311	94,899
FUND BALANCES - BEGINNING	<u>310,176</u>	<u>352,308</u>	<u>42,132</u>	<u>353,600</u>
FUND BALANCES - ENDING	<u>\$ 185,548</u>	<u>\$ 383,991</u>	<u>\$ 198,443</u>	<u>\$ 448,499</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

SUPPLEMENTARY INFORMATION

**HIGH PLAINS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TEN MONTHS ENDED OCTOBER 31, 2020**

DEBT SERVICE - GO BONDS FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior Year to Date Actual</u>
REVENUES				
Property taxes	\$ 1,430,719	\$ 1,428,291	\$ (2,428)	\$ 1,200,143
Specific ownership taxes	85,843	86,812	969	78,624
Interest income	24,000	10,972	(13,028)	44,686
TOTAL REVENUES	<u>1,540,562</u>	<u>1,526,075</u>	<u>(14,487)</u>	<u>1,323,453</u>
EXPENDITURES				
County Treasurer's fee	21,461	21,436	25	17,991
Paying agent fees	450	450	-	450
Bond interest - Series 2017	1,121,925	560,963	560,962	561,663
Bond principal - Series 2017	175,000	-	175,000	-
Contingency	3,164	-	3,164	-
TOTAL EXPENDITURES	<u>1,322,000</u>	<u>582,849</u>	<u>739,151</u>	<u>580,104</u>
NET CHANGE IN FUND BALANCES	218,562	943,226	724,664	743,349
FUND BALANCES - BEGINNING	<u>1,527,818</u>	<u>1,531,197</u>	<u>3,379</u>	<u>1,360,847</u>
FUND BALANCES - ENDING	<u>\$ 1,746,380</u>	<u>\$ 2,474,423</u>	<u>\$ 728,043</u>	<u>\$ 2,104,196</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**HIGH PLAINS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TEN MONTHS ENDED OCTOBER 31, 2020**

DEBT SERVICE - REVENUE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior Year to Date Actual</u>
REVENUES				
TOTAL REVENUES				
EXPENDITURES				
TOTAL EXPENDITURES				
NET CHANGE IN FUND BALANCES	-	-	-	-
FUND BALANCES - BEGINNING	-	-	-	-
FUND BALANCES - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**HIGH PLAINS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TEN MONTHS ENDED OCTOBER 31, 2020**

CAPITAL PROJECTS FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior Year to Date Actual</u>
REVENUES				
Interest income	\$ 4,500	\$ 5,441	\$ 941	\$ 21,192
Other revenue	-	-	-	6,513
TOTAL REVENUES	<u>4,500</u>	<u>5,441</u>	<u>941</u>	<u>27,705</u>
EXPENDITURES				
Legal	-	-	-	6,506
Monumentation	320,000	284,537	35,463	64,998
Park Improvements	1,315,000	1,023,163	291,837	209,668
Entryways	400,000	191,787	208,213	29,827
Medians	250,000	-	250,000	-
TOTAL EXPENDITURES	<u>2,285,000</u>	<u>1,499,487</u>	<u>785,513</u>	<u>310,999</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,280,500)	(1,494,046)	786,454	(283,294)
OTHER FINANCING SOURCES (USES)				
Transfers from other funds	950,000	44,696	(905,304)	145,419
TOTAL OTHER FINANCING SOURCES (USES)	<u>950,000</u>	<u>44,696</u>	<u>(905,304)</u>	<u>145,419</u>
NET CHANGE IN FUND BALANCES	(1,330,500)	(1,449,350)	(118,850)	(137,875)
FUND BALANCES - BEGINNING	<u>1,699,854</u>	<u>1,449,350</u>	<u>(250,504)</u>	<u>1,048,428</u>
FUND BALANCES - ENDING	<u>\$ 369,354</u>	<u>\$ -</u>	<u>\$ (369,354)</u>	<u>\$ 910,553</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**HIGH PLAINS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TEN MONTHS ENDED OCTOBER 31, 2020**

CAPITAL PROJECTS - REGIONAL IMPROVEMENT FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior Year to Date Actual</u>
REVENUES				
Property taxes - Regional mill levy	\$ 45,497	\$ 45,420	\$ (77)	\$ 37,899
Interest income	-	-	-	1
TOTAL REVENUES	<u>45,497</u>	<u>45,420</u>	<u>(77)</u>	<u>37,900</u>
EXPENDITURES				
County Treasurer's fee	682	682	-	568
Regional mill levy - Payment to SARIA	44,560	44,738	(178)	37,724
TOTAL EXPENDITURES	<u>45,242</u>	<u>45,420</u>	<u>(178)</u>	<u>38,292</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	255	-	(255)	(392)
OTHER FINANCING SOURCES (USES)				
Transfers to other fund	-	-	-	152,042
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>(152,042)</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	255	-	(255)	(152,434)
FUND BALANCES - BEGINNING	<u>(255)</u>	<u>-</u>	<u>255</u>	<u>152,041</u>
FUND BALANCES - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (393)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**HIGH PLAINS METROPOLITAN DISTRICT
2020 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Arapahoe County on November 27, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under an Amended and Restated Consolidated Service Plan approved on March 10, 2006.

The District was established to provide sanitation, water, streets, traffic and safety controls, parks and recreation, and other related improvements for the benefit of the taxpayers and service users within the Districts' boundaries.

As of December 31, 2015, the District had remaining voted debt authorization of approximately \$1,981,510,000. The District has not budgeted to issue any new debt during 2020. Per the District's Service Plan, the District cannot issue debt in excess of \$100,000,000.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April, or in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The method of calculating assessed valuation of residential assessment rates in the State of Colorado changed to 7.15% from 7.20% for property tax years 2019-2020 on June 10, 2019 with a report submitted to the State Board of Equalization. Accordingly, the ARI mill levy increased to 1.113 from 1.105 mills.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**HIGH PLAINS METROPOLITAN DISTRICT
2020 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Aurora Regional Improvements Mill Levy

Pursuant to the Service Plan, which is dated August 6, 2004, the District is required to impose a 1.000 mill levy for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the ARI Master Plan. The ARI Master Plan is one or more master plans adopted by an ARI Authority establishing Regional Improvements which will benefit the taxpayers and service users of the districts which constitute such ARI Authority, which master plan will change from time to time. The District is a participant in the Aurora Regional Improvement Authority No 1. Revenues collected and held under the ARI mill levy will be held in a segregated account for the benefit of the Authority.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6.0% of the property taxes collected.

Operations Fee

The District imposes a monthly operations fee on homeowners and vacant lot owners. The fee varies between the two types of owners based on applicable costs to operate the landscape and maintenance of the District property. The fees and associated expenditures are tracked in the Operations Fee fund.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.5%.

Expenditures

General, Administrative, and Operations Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, audit, managerial, insurance, banking, meeting expense and other administrative expenses. Additionally, the operations expenditures to maintain District property are detailed in the Operations Fee fund.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2017 General Obligation Refunding Bonds. The District's current debt service schedule is attached.

See related notes below under Debt and Leases.

**HIGH PLAINS METROPOLITAN DISTRICT
2020 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

On June 6, 2017 the District issued General Obligation Refunding Bonds Series 2017 in the amount of \$27,415,000. The proceeds from the sale of the 2017 Bonds were used to (i) refund the District's outstanding Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2005A, (ii) fund an initial deposit of \$1,000,000 to the Surplus Account, and (iii) pay certain costs of issuance of the Bonds.

The Series 2017 Bonds bear interest at rates ranging from 2.375% to 5.000%, payable semi-annually on June 1 and December 1, beginning on December 1, 2017. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2019. The Series 2017 Bonds mature on December 1, 2047. The Series 2017 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity.

The Series 2017 Bonds are a general obligation of the District. The full faith and credit of the District are pledged for the payment of the principal of, premium, if any and interest on the Bonds. Without limiting the foregoing, the Pledged Revenue is pledged to the payment of the Bonds, on a parity with Parity Bonds, if any. "Pledged Revenue" is defined in the Bond Resolution to mean: (i) all amounts derived by the District from imposition of the Required Mill Levy and, to the extent not applied to the payment or refunding of the Series 2005A Bonds, the debt service mill levy imposed by the District in 2016 (less costs of collection and any tax refunds or abatements authorized by or on behalf of the County); and (ii) Specific Ownership Taxes. The Series 2017 Bonds are secured by amounts held by the District in the Surplus Account, if any. All of the Series 2017 Bonds shall be additionally secured by a Bond Insurance Policy issued by National Public Finance Guarantee Corp, rated A by Standard & Poor's.

The District has no operating or capital leases.

Reserves

Emergency Reserves

The District has provided an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2020, as defined under TABOR.

**HIGH PLAINS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2020**

Bonds and Interest Maturing in the Year Ending December 31,	\$27,415,000 General Obligation Refunding Bonds Series 2017 Dated June 6, 2017 Rates ranging from 2.375% to 5.000% Interest Payable June 1 and December 1 Principal Due December 1		
	Principal	Interest	Total
2020	\$ 175,000	\$ 1,121,925	\$ 1,296,925
2021	300,000	1,114,925	1,414,925
2022	420,000	1,102,925	1,522,925
2023	450,000	1,086,125	1,536,125
2024	500,000	1,068,125	1,568,125
2025	520,000	1,048,125	1,568,125
2026	565,000	1,035,775	1,600,775
2027	595,000	1,007,525	1,602,525
2028	655,000	977,775	1,632,775
2029	685,000	945,025	1,630,025
2030	755,000	910,775	1,665,775
2031	780,000	886,237	1,666,237
2032	835,000	860,888	1,695,888
2033	865,000	833,750	1,698,750
2034	940,000	790,500	1,730,500
2035	990,000	743,500	1,733,500
2036	1,070,000	694,000	1,764,000
2037	1,115,000	651,200	1,766,200
2038	1,195,000	606,600	1,801,600
2039	1,245,000	558,800	1,803,800
2040	1,330,000	509,000	1,839,000
2041	1,380,000	455,800	1,835,800
2042	1,475,000	400,600	1,875,600
2043	1,535,000	341,600	1,876,600
2044	1,630,000	280,200	1,910,200
2045	1,695,000	215,000	1,910,000
2046	1,805,000	147,200	1,952,200
2047	1,875,000	75,000	1,950,000
	\$ 27,380,000	\$ 20,468,900	\$ 47,848,900

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

High Plains Metropolitan District
Schedule of Cash Position
October 31, 2020
Updated as of November 9, 2020

	<u>General Fund</u>	<u>Special Revnue Fee Fund</u>	<u>Debt Service Fund GO Bonds</u>	<u>Debt Service Fund Revenue</u>	<u>Capital Projects Fund</u>	<u>Capital Projects Regional Imprvmt</u>	<u>Total</u>
<u>1st Bank - Checking</u>							
Balance as of 10/31/20	\$ -	\$ 151,515.68	\$ -	\$ -	\$ -	\$ -	\$ 151,515.68
Subsequent activity:							
<i>Anticipated Bill.com Payment</i>	(710.00)	(5,002.02)	-	-	-	-	(5,712.02)
<i>Anticipated Transfer From Colotrurst</i>	5,000.00	-	-	-	-	-	5,000.00
<i>Anticipated Balance</i>	<u>4,290.00</u>	<u>146,513.66</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>150,803.66</u>
<u>Colotrurst - Savings Account</u>							
Balance as of 10/31/20	\$ 1,884,898.53	\$ 232,804.69	\$ 2,627,744.95	\$ 12,788.76	\$ -	\$ 255.90	\$ 4,758,492.83
Subsequent activity:							
11/10/20 - Property tax deposit (October)	13,349.23	-	15,178.69	-	-	143.73	28,671.65
Surplus fund	-	-	(1,000,000.00)	-	-	-	(1,000,000.00)
Development fees payable	-	-	(168,500.00)	-	-	-	(168,500.00)
<i>Anticipated Transfer to SARIA</i>	-	-	-	-	-	(399.63)	(399.63)
<i>Anticipated Transfer to Checking</i>	(5,000.00)	-	-	-	-	-	(5,000.00)
<i>Anticipated Balance</i>	<u>1,893,247.76</u>	<u>232,804.69</u>	<u>1,474,423.64</u>	<u>12,788.76</u>	<u>-</u>	<u>-</u>	<u>3,613,264.85</u>
<i>Total by fund</i>	<u>\$ 1,897,537.76</u>	<u>\$ 379,318.35</u>	<u>\$ 1,474,423.64</u>	<u>\$ 12,788.76</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,764,068.51</u>

Yield Information:

Colotrurst Prime (October 2020) - .07%

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HIGH PLAINS METROPOLITAN DISTRICT
Property Taxes Reconciliation
2020

	Current Year								Prior Year			
	Property Taxes	Delinquent Taxes, Rebates & Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	YTD
January	\$ 14,011.59	\$ -	\$ 16,083.83	\$ -	\$ (210.17)	\$ -	\$ 29,885.25	0.52%	0.52%	\$ 25,127.24	0.47%	0.47%
February	1,107,361.06	-	16,812.66	-	(16,610.42)	-	1,107,563.30	40.97%	41.49%	938,091.22	40.46%	40.93%
March	113,843.99	-	14,825.42	41.65	(1,708.28)	-	127,002.78	4.21%	45.71%	99,548.78	3.78%	44.71%
April	359,124.00	-	9,834.50	66.73	(5,387.86)	-	363,637.37	13.29%	58.99%	352,279.29	14.98%	59.69%
May	73,151.88	-	13,500.24	106.11	(1,098.87)	-	85,659.36	2.71%	61.70%	67,579.32	2.34%	62.03%
June	1,006,349.01	-	17,565.14	139.99	(15,097.34)	-	1,008,956.80	37.24%	98.94%	854,116.31	36.87%	98.90%
July	7,084.90	-	20,770.54	212.20	(109.46)	-	27,958.18	0.26%	99.20%	22,349.10	0.36%	99.26%
August	17.46	-	15,861.99	0.52	(0.27)	-	15,879.70	0.00%	99.20%	21,175.59	0.19%	99.45%
September	8,339.99	-	18,549.12	404.26	(131.16)	-	27,162.21	0.31%	99.51%	-	-1.34%	98.11%
October	8,675.02	-	19,644.47	489.63	(137.47)	-	28,671.65	0.32%	99.83%	74.27	0.11%	98.22%
November	-	-	-	-	-	-	-	0.00%	99.83%	17,438.78	0.00%	98.22%
December	-	-	-	-	-	-	-	0.00%	99.83%	15,112.88	0.00%	98.22%
Total	\$ 2,697,958.90	\$ -	\$ 163,447.91	\$ 1,461.09	\$ (40,491.30)	\$ -	\$ 2,822,376.60	99.83%	99.83%	\$ 2,412,892.78	98.22%	98.22%

Taxes Levied	% of Levied	Property Tax Collected	% Collected to Amount Levied
--------------	-------------	------------------------	------------------------------

Property Tax

General Fund	\$ 1,226,331.00	45.38%	\$ 1,224,247.65	99.83%
Debt Service Fund	1,430,719.00	52.94%	1,428,291.49	99.83%
Regional	45,497.00	1.68%	45,419.76	99.83%
Total	\$ 2,702,547.00	100.00%	\$ 2,697,958.90	

Specific Ownership Tax

General Fund	\$ 76,310.00	47.06%	\$ 76,636.02	100.43%
Debt Service Fund	85,843.00	52.94%	86,811.89	101.13%
Total	\$ 162,153.00	100.00%	\$ 163,447.91	

Treasurer's Fees

General Fund	\$ 18,395.00	45.38%	\$ 18,373.64	99.88%
Debt Service Fund	21,461.00	52.94%	21,436.00	99.88%
Regional	682.00	1.68%	681.66	99.95%
Total	\$ 40,538.00	100.00%	\$ 40,491.30	

Due To SARIA 2019	\$ (392.41)
Pledged Ptax Collected	44,738.10
Payments to SARIA	43,946.06
Due To SARIA	\$ 399.63

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**HIGH PLAINS METROPOLITAN DISTRICT
RESOLUTION TO AMEND 2020 BUDGET**

WHEREAS, the Board of Directors of High Plains Metropolitan District (the “**District**”) certifies that at a special meeting of the Board of Directors of the District held November 19, 2020, a public hearing was held regarding the 2020 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2020 as follows:

Capital Projects – Regional Improvement Fund	\$45,242
and;	

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2020; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2020 as follows:

Capital Projects – Regional Improvement Fund	\$46,000
--	----------

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

[Remainder of page intentionally left blank.]

ADOPTED this 19th day of November, 2020.

HIGH PLAINS METROPOLITAN DISTRICT

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF ARAPAHOE
HIGH PLAINS METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held via teleconference on Thursday, November 19, 2020, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 19th day of November, 2020.

RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS

(2021)

The Board of Directors of High Plains Metropolitan District (the “**Board**”), City of Aurora, Colorado (the “**District**”) held a special meeting via teleconference on Thursday, November 19, 2020, at the hour of 6:00 P.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank.]

NOTICE AS TO PROPOSED 2021 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2021 AND ENDING ON THE LAST DAY OF DECEMBER 2021.

WHEREAS, the Board has authorized its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 19, 2020, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2021. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2021 budget year, there is hereby levied a tax of 30.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2021 budget year, there is hereby levied a tax of

35.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2021 budget year, there is hereby levied a tax of 1.113 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2021 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Arapahoe County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 9. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of page intentionally left blank.]

ADOPTED THIS 19TH DAY OF NOVEMBER, 2020.

HIGH PLAINS METROPOLITAN DISTRICT

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF ARAPAHOE
HIGH PLAINS METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held on Thursday, November 19, 2020, via teleconference as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 19th day of November, 2020.

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

HIGH PLAINS METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2021

**HIGH PLAINS METROPOLITAN DISTRICT
SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

11/10/20

	ACTUAL 2019	BUDGET 2020	ACTUAL 10/31/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 3,472,183	\$ 4,374,411	\$ 4,183,003	\$ 4,183,003	\$ 3,442,564
REVENUES					
Property taxes	2,267,263	2,702,547	2,697,959	2,702,547	2,814,501
Specific ownership taxes	180,963	162,153	163,448	175,843	197,015
Interest income	103,977	45,500	23,019	25,800	16,500
Operations fee (homeowners)	478,111	551,100	529,523	575,000	600,000
Operations fee (vacant lots)	60,264	28,272	34,743	48,000	30,000
Working capital	58,500	80,000	57,000	60,000	60,000
Design review fees	3,535	5,000	3,310	4,800	5,000
Legal collection fees	6,793	6,000	7,903	9,500	6,000
Violations and late fees	-	5,000	-	2,500	5,000
Other revenue	8,485	2,000	-	-	2,000
Total revenues	<u>3,167,891</u>	<u>3,587,572</u>	<u>3,516,905</u>	<u>3,603,990</u>	<u>3,736,016</u>
TRANSFERS IN	<u>852,042</u>	<u>950,000</u>	<u>44,696</u>	<u>875,000</u>	<u>1,340,000</u>
Total funds available	<u>7,492,116</u>	<u>8,911,983</u>	<u>7,744,604</u>	<u>8,661,993</u>	<u>8,518,580</u>
EXPENDITURES					
General Fund	153,884	237,000	224,480	249,251	210,000
Debt Service Fund	1,176,767	1,322,000	582,849	1,318,836	1,440,000
Capital Projects Fund	474,580	2,285,000	1,499,487	1,980,850	1,116,500
Operations Fee Fund	613,940	809,000	602,355	749,995	1,115,000
Capital Projects Fund - Regional Improvement Fund	37,900	45,242	45,420	45,497	47,382
Total expenditures	<u>2,457,071</u>	<u>4,698,242</u>	<u>2,954,591</u>	<u>4,344,429</u>	<u>3,928,882</u>
TRANSFERS OUT	<u>852,042</u>	<u>950,000</u>	<u>44,696</u>	<u>875,000</u>	<u>1,340,000</u>
Total expenditures and transfers out requiring appropriation	<u>3,309,113</u>	<u>5,648,242</u>	<u>2,999,287</u>	<u>5,219,429</u>	<u>5,268,882</u>
ENDING FUND BALANCES	<u>\$ 4,183,003</u>	<u>\$ 3,263,741</u>	<u>\$ 4,745,317</u>	<u>\$ 3,442,564</u>	<u>\$ 3,249,698</u>
EMERGENCY RESERVE	\$ 52,600	\$ 60,000	\$ 58,200	\$ 60,800	\$ 62,600
AVAILABLE FOR OPERATIONS	815,948	923,059	1,847,703	1,007,828	832,876
SERIES 2017 SURPLUS FUND	1,042,125	1,042,125	1,042,125	1,042,125	1,042,125
CAPITAL PROJECTS RESERVE	250,000	350,000	350,000	350,000	450,000
TOTAL RESERVE	<u>\$ 2,160,673</u>	<u>\$ 2,375,184</u>	<u>\$ 3,298,028</u>	<u>\$ 2,460,753</u>	<u>\$ 2,387,601</u>

This financial information should be read only in connection with the accompanying accountant's
compilation report and summary of significant assumptions.

**HIGH PLAINS METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

11/10/20

	ACTUAL 2019	BUDGET 2020	ACTUAL 10/31/2020	ESTIMATED 2020	BUDGET 2021
ASSESSED VALUATION					
Residential	\$ 27,725,282	\$ 34,657,743	\$ 34,657,743	\$ 34,657,743	\$ 37,701,453
Commercial	1,852,338	1,828,612	1,828,612	1,828,612	1,835,564
State assessed	374,650	194,010	194,010	194,010	194,505
Vacant land	4,965,820	4,197,326	4,197,326	4,197,326	2,839,541
Certified Assessed Value	<u>\$ 34,918,090</u>	<u>\$ 40,877,691</u>	<u>\$ 40,877,691</u>	<u>\$ 40,877,691</u>	<u>\$ 42,571,063</u>
MILL LEVY					
General	30.000	30.000	30.000	30.000	30.000
Debt Service	35.000	35.000	35.000	35.000	35.000
Capital Projects - Regional Improvement	1.105	1.113	1.113	1.113	1.113
Total mill levy	<u>66.105</u>	<u>66.113</u>	<u>66.113</u>	<u>66.113</u>	<u>66.113</u>
PROPERTY TAXES					
General	\$ 1,047,543	\$ 1,226,331	\$ 1,226,331	\$ 1,226,331	\$ 1,277,132
Debt Service	1,222,133	1,430,719	1,430,719	1,430,719	1,489,987
Capital Projects - Regional Improvement	38,584	45,497	45,497	45,497	47,382
Levied property taxes	2,308,260	2,702,547	2,702,547	2,702,547	2,814,501
Adjustments to actual/rounding	(8,507)	-	(4,588)	-	-
Refunds and abatements	(32,490)	-	-	-	-
Budgeted property taxes	<u>\$ 2,267,263</u>	<u>\$ 2,702,547</u>	<u>\$ 2,697,959</u>	<u>\$ 2,702,547</u>	<u>\$ 2,814,501</u>
BUDGETED PROPERTY TAXES					
General	\$ 1,029,176	\$ 1,226,331	\$ 1,224,248	\$ 1,226,331	\$ 1,277,132
Debt Service	1,200,187	1,430,719	1,428,291	1,430,719	1,489,987
Capital Projects - Regional Improvement	37,900	45,497	45,420	45,497	47,382
	<u>\$ 2,267,263</u>	<u>\$ 2,702,547</u>	<u>\$ 2,697,959</u>	<u>\$ 2,702,547</u>	<u>\$ 2,814,501</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**HIGH PLAINS METROPOLITAN DISTRICT
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

11/10/20

	ACTUAL 2019	BUDGET 2020	ACTUAL 10/31/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 557,267	\$ 836,818	\$ 850,148	\$ 850,148	\$ 1,047,528
REVENUES					
Property taxes	1,029,176	1,226,331	1,224,248	1,226,331	1,277,132
Specific ownership taxes	85,150	76,310	76,636	90,000	92,716
Interest income	23,844	8,000	5,047	5,300	4,800
Other revenue	1,972	2,000	-	-	2,000
Total revenues	<u>1,140,142</u>	<u>1,312,641</u>	<u>1,305,931</u>	<u>1,321,631</u>	<u>1,376,648</u>
TRANSFERS IN					
Transfers from other funds	<u>6,623</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>1,704,032</u>	<u>2,149,459</u>	<u>2,156,079</u>	<u>2,171,779</u>	<u>2,424,176</u>
EXPENDITURES					
General and administrative					
Accounting	38,058	51,000	39,422	50,000	52,000
Audit	4,950	4,950	4,950	4,950	4,950
County Treasurer's fee	15,429	18,395	18,374	18,395	19,157
Directors' fees	3,700	6,000	4,000	4,400	2,800
Director and meeting expense	1,994	2,500	1,151	2,000	2,500
Election expense	-	25,000	39,224	39,224	-
Insurance	24,577	40,000	27,892	27,892	35,000
Legal	60,200	60,000	87,505	100,000	65,000
Engineering	953	-	-	-	-
Miscellaneous	2,040	2,000	1,268	1,500	2,000
Payroll taxes	245	459	344	390	214
Website	1,738	1,500	350	500	1,500
Contingency	-	25,196	-	-	24,879
Total expenditures	<u>153,884</u>	<u>237,000</u>	<u>224,480</u>	<u>249,251</u>	<u>210,000</u>
TRANSFERS OUT					
Transfers to other fund	<u>700,000</u>	<u>950,000</u>	<u>44,696</u>	<u>875,000</u>	<u>1,340,000</u>
Total expenditures and transfers out requiring appropriation	<u>853,884</u>	<u>1,187,000</u>	<u>269,176</u>	<u>1,124,251</u>	<u>1,550,000</u>
ENDING FUND BALANCE	<u>\$ 850,148</u>	<u>\$ 962,459</u>	<u>\$ 1,886,903</u>	<u>\$ 1,047,528</u>	<u>\$ 874,176</u>
EMERGENCY RESERVE	\$ 34,200	\$ 39,400	\$ 39,200	\$ 39,700	\$ 41,300
AVAILABLE FOR OPERATIONS	815,948	923,059	1,847,703	1,007,828	832,876
TOTAL RESERVE	<u>\$ 850,148</u>	<u>\$ 962,459</u>	<u>\$ 1,886,903</u>	<u>\$ 1,047,528</u>	<u>\$ 874,176</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**HIGH PLAINS METROPOLITAN DISTRICT
OPERATIONS FEE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

11/10/20

	ACTUAL 2019	BUDGET 2020	ACTUAL 10/31/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 353,600	\$ 310,176	\$ 352,308	\$ 352,308	\$ 304,113
REVENUES					
Interest income	5,445	9,000	1,559	2,000	1,200
Operations fee (homeowners)	478,111	551,100	529,523	575,000	600,000
Operations fee (vacant lots)	60,264	28,272	34,743	48,000	30,000
Working capital	58,500	80,000	57,000	60,000	60,000
Design review fees	3,535	5,000	3,310	4,800	5,000
Legal collection fees	6,793	6,000	7,903	9,500	6,000
Violations and late fees	-	5,000	-	2,500	5,000
Total revenues	612,648	684,372	634,038	701,800	707,200
TRANSFERS IN					
Transfers from other funds	-	-	-	-	125,000
Total funds available	966,248	994,548	986,346	1,054,108	1,136,313
EXPENDITURES					
Operations and maintenance					
Community activities	-	10,000	-	5,000	15,000
Contingency	-	8,915	-	-	37,000
Design review	5,630	5,000	6,710	7,000	5,000
Facilities management - contract	41,596	38,000	37,248	38,000	50,000
Facilities management - costs	11,528	10,000	9,039	10,000	13,000
Legal - collections	-	6,000	17,200	20,000	6,000
Safety and security	-	-	-	-	120,000
Miscellaneous	-	-	1,280	1,400	2,000
Landscape maintenance					
Flowers	45,145	45,000	16,807	20,000	45,000
Irrigation repairs and improvements	46,944	40,000	41,370	45,000	50,000
Landscape improvements	55,974	100,000	57,834	120,000	75,000
Landscape maintenance - contract	127,810	129,085	121,413	129,085	195,000
Tree and shrub replacement	19,276	100,000	95,510	95,510	125,000
Grounds & park maintenance					
Grounds maintenance	24,173	25,000	18,592	25,000	30,000
Holiday lighting	11,124	20,000	2,532	20,000	20,000
Lighting	13,048	10,000	9,380	11,000	10,000
Playground inspection and repairs	-	10,000	-	5,000	10,000
Snow removal	6,020	12,000	170	10,000	20,000
Vandalism	-	2,000	-	1,000	2,000
Utilities					
Gas and electric	8,703	10,000	5,674	7,000	10,000
Trash removal	107,640	103,000	106,900	120,000	150,000
Water - irrigation	89,329	125,000	54,696	60,000	125,000
Total expenditures	613,940	809,000	602,355	749,995	1,115,000
Total expenditures and transfers out requiring appropriation	613,940	809,000	602,355	749,995	1,115,000
ENDING FUND BALANCE	\$ 352,308	\$ 185,548	\$ 383,991	\$ 304,113	\$ 21,313
EMERGENCY RESERVE	\$ 18,400	\$ 20,600	\$ 19,000	\$ 21,100	\$ 21,300
TOTAL RESERVE	\$ 18,400	\$ 20,600	\$ 19,000	\$ 21,100	\$ 21,300

This financial information should be read only in connection with the accompanying accountant's
compilation report and summary of significant assumptions.

**HIGH PLAINS METROPOLITAN DISTRICT
DEBT SERVICE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

11/10/20

	ACTUAL 2019	BUDGET 2020	ACTUAL 10/31/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 1,360,847	\$ 1,527,818	\$ 1,531,197	\$ 1,531,197	\$ 1,740,923
REVENUES					
Property taxes	1,200,187	1,430,719	1,428,291	1,430,719	1,489,987
Specific ownership taxes	95,813	85,843	86,812	85,843	104,299
Interest income	51,117	24,000	10,972	12,000	9,000
Total revenues	<u>1,347,117</u>	<u>1,540,562</u>	<u>1,526,075</u>	<u>1,528,562</u>	<u>1,603,286</u>
Total funds available	<u>2,707,964</u>	<u>3,068,380</u>	<u>3,057,272</u>	<u>3,059,759</u>	<u>3,344,209</u>
EXPENDITURES					
Debt Service					
Bond interest - Series 2017	1,123,325	1,121,925	560,963	1,121,925	1,114,925
Bond principal - Series 2017	35,000	175,000	-	175,000	300,000
County Treasurer's fee	17,992	21,461	21,436	21,461	22,350
Paying agent fees	450	450	450	450	450
Contingency	-	3,164	-	-	2,275
Total expenditures	<u>1,176,767</u>	<u>1,322,000</u>	<u>582,849</u>	<u>1,318,836</u>	<u>1,440,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,176,767</u>	<u>1,322,000</u>	<u>582,849</u>	<u>1,318,836</u>	<u>1,440,000</u>
ENDING FUND BALANCE	<u>\$ 1,531,197</u>	<u>\$ 1,746,380</u>	<u>\$ 2,474,423</u>	<u>\$ 1,740,923</u>	<u>\$ 1,904,209</u>
SERIES 2017 SURPLUS FUND	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>
TOTAL RESERVE	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>

This financial information should be read only in connection with the accompanying accountant's
compilation report and summary of significant assumptions.

**HIGH PLAINS METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

11/10/20

	ACTUAL 2019	BUDGET 2020	ACTUAL 10/31/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 1,048,428	\$ 1,699,854	\$ 1,449,350	\$ 1,449,350	\$ 350,000
REVENUES					
Interest income	23,570	4,500	5,441	6,500	1,500
Other revenue	6,513	-	-	-	-
Total revenues	<u>30,083</u>	<u>4,500</u>	<u>5,441</u>	<u>6,500</u>	<u>1,500</u>
TRANSFERS IN					
Transfers from other funds	<u>845,419</u>	<u>950,000</u>	<u>44,696</u>	<u>875,000</u>	<u>1,215,000</u>
Total funds available	<u>1,923,930</u>	<u>2,654,354</u>	<u>1,499,487</u>	<u>2,330,850</u>	<u>1,566,500</u>
EXPENDITURES					
Capital Projects					
Repay developer advance	-	-	-	331,500	-
Legal	6,506	-	-	-	-
Entryways	31,131	400,000	191,787	225,000	-
Medians	-	250,000	-	24,350	-
Monumentation	65,132	320,000	284,537	300,000	-
Park Improvements	371,811	1,315,000	1,023,163	1,100,000	-
Capital outlay	-	-	-	-	1,116,500
Total expenditures	<u>474,580</u>	<u>2,285,000</u>	<u>1,499,487</u>	<u>1,980,850</u>	<u>1,116,500</u>
Total expenditures and transfers out requiring appropriation	<u>474,580</u>	<u>2,285,000</u>	<u>1,499,487</u>	<u>1,980,850</u>	<u>1,116,500</u>
ENDING FUND BALANCE	<u>\$ 1,449,350</u>	<u>\$ 369,354</u>	<u>\$ -</u>	<u>\$ 350,000</u>	<u>\$ 450,000</u>
CAPITAL PROJECTS RESERVE	<u>\$ 250,000</u>	<u>\$ 350,000</u>	<u>\$ 350,000</u>	<u>\$ 350,000</u>	<u>\$ 450,000</u>
TOTAL RESERVE	<u>\$ 250,000</u>	<u>\$ 350,000</u>	<u>\$ 350,000</u>	<u>\$ 350,000</u>	<u>\$ 450,000</u>

This financial information should be read only in connection with the accompanying accountant's
compilation report and summary of significant assumptions.

**HIGH PLAINS METROPOLITAN DISTRICT
CAPITAL PROJECTS - REGIONAL IMPROVEMENT FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

11/10/20

	ACTUAL 2019	BUDGET 2020	ACTUAL 10/31/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 152,041	\$ (255)	\$ -	\$ -	\$ -
REVENUES					
Property taxes - Regional mill levy	37,900	45,497	45,420	45,497	47,382
Interest income	1	-	-	-	-
Total revenues	<u>37,901</u>	<u>45,497</u>	<u>45,420</u>	<u>45,497</u>	<u>47,382</u>
Total funds available	<u>189,942</u>	<u>45,242</u>	<u>45,420</u>	<u>45,497</u>	<u>47,382</u>
EXPENDITURES					
Capital Projects					
County Treasurer fees - Regional mill levy	568	682	682	682	711
Regional mill levy - Payment to SARIA	37,332	44,560	44,738	44,815	46,671
Total expenditures	<u>37,900</u>	<u>45,242</u>	<u>45,420</u>	<u>45,497</u>	<u>47,382</u>
TRANSFERS OUT					
Transfers to other fund	<u>152,042</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>189,942</u>	<u>45,242</u>	<u>45,420</u>	<u>45,497</u>	<u>47,382</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

This financial information should be read only in connection with the accompanying accountant's
compilation report and summary of significant assumptions.

**HIGH PLAINS METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Arapahoe County on November 27, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Second Amended and Restated Service Plan approved on July 26, 2010.

The District was established to provide sanitation, water, streets, traffic and safety controls, parks and recreation, and other related improvements for the benefit of the taxpayers and service users within the Districts' boundaries.

As of December 31, 2015, the District had remaining voted debt authorization of approximately \$1,981,510,000. The District has not budgeted to issue any new debt during 2021. Per the District's Service Plan, the District cannot issue debt in excess of \$100,000,000.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April, or in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The method of calculating assessed valuation of residential assessment rates in the State of Colorado changed to 7.15% from 7.20% for property tax years 2019-2020 on June 10, 2019 with a report submitted to the State Board of Equalization. Accordingly, the ARI mill levy increased to 1.113 from 1.105 mills and will remain at this amount for 2021.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**HIGH PLAINS METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Aurora Regional Improvements Mill Levy

Pursuant to the Service Plan, which is dated August 6, 2004, the District is required to impose a 1.000 mill levy for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the ARI Master Plan. The ARI Master Plan is one or more master plans adopted by an ARI Authority establishing Regional Improvements which will benefit the taxpayers and service users of the districts which constitute such ARI Authority, which master plan will change from time to time. The District is a participant in the South Aurora Regional Improvement Authority. Revenues collected and held under the ARI mill levy will be held in a segregated account for the benefit of the Authority.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7.0% of the property taxes collected.

Operations Fee

The District imposes a monthly operations fee on homeowners and vacant lot owners. The fee varies between the two types of owners based on applicable costs to operate the landscape and maintenance of the District property. The fees and associated expenditures are tracked in the Operations Fee fund.

Interest Income

Interest earned on the District's available funds has been estimated based on historical earnings.

Expenditures

General, Administrative, and Operations Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, audit, managerial, insurance, banking, meeting expense and other administrative expenses. Additionally, the operations expenditures to maintain District property are detailed in the Operations Fee fund.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2017 General Obligation Refunding Bonds. The District's current debt service schedule is attached.

See related notes below under Debt and Leases.

**HIGH PLAINS METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

On June 6, 2017 the District issued General Obligation Refunding Bonds Series 2017 in the amount of \$27,415,000. The proceeds from the sale of the 2017 Bonds were used to (i) refund the District's outstanding Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2005A, (ii) fund an initial deposit of \$1,000,000 to the Surplus Account, and (iii) pay certain costs of issuance of the Bonds.

The Series 2017 Bonds bear interest at rates ranging from 2.375% to 5.000%, payable semi-annually on June 1 and December 1, beginning on December 1, 2017. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2019. The Series 2017 Bonds mature on December 1, 2047. The Series 2017 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity.

The Series 2017 Bonds are a general obligation of the District. The full faith and credit of the District are pledged for the payment of the principal of, premium, if any and interest on the Bonds. Without limiting the foregoing, the Pledged Revenue is pledged to the payment of the Bonds, on a parity with Parity Bonds, if any. "Pledged Revenue" is defined in the Bond Resolution to mean: (i) all amounts derived by the District from imposition of the Required Mill Levy and, to the extent not applied to the payment or refunding of the Series 2005A Bonds, the debt service mill levy imposed by the District in 2016 (less costs of collection and any tax refunds or abatements authorized by or on behalf of the County); and (ii) Specific Ownership Taxes. The Series 2017 Bonds are secured by amounts held by the District in the Surplus Account, if any. All of the Series 2017 Bonds shall be additionally secured by a Bond Insurance Policy issued by National Public Finance Guarantee Corp, rated A by Standard & Poor's.

The District has no operating or capital leases.

**HIGH PLAINS METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (continued)

The following is an analysis of anticipated changes in the District's long-term obligations, subordinate to the Senior Bonds, for the years ending December 31, 2020 and 2021.

	Balance - December 31, 2019	Additions	Retirement of Long-Term Obligations	Balance - December 31, 2020
Reimbursement Agreements				
Lennar - Capital	\$ 15,530,600	\$ -	\$ (15,530,600)	\$ -
Lennar - Capital - Interest	14,687,450	1,087,142	(15,774,592)	-
MS Rialto - Capital	787,397	-	-	787,397
MS Rialto - Capital - Interest	613,408	55,268	-	668,676
MS Rialto - Operations	414,611	-	-	414,611
MS Rialto - Operations - Interest	289,636	29,102	-	318,738
Total	<u>\$ 32,323,102</u>	<u>\$ 1,171,512</u>	<u>\$ (31,305,192)</u>	<u>\$ 2,189,422</u>

	Balance - December 31, 2020	Additions	Retirement of Long-Term Obligations	Balance - December 31, 2021
Reimbursement Agreements				
MS Rialto - Capital	\$ 787,397	\$ -	\$ -	\$ 787,397
MS Rialto - Capital - Interest	668,676	55,118	-	723,794
MS Rialto - Operations	414,611	-	-	414,611
MS Rialto - Operations - Interest	318,738	29,023	-	347,761
Total	<u>\$ 2,189,422</u>	<u>\$ 84,141</u>	<u>\$ -</u>	<u>\$ 2,273,563</u>

Reserves

Emergency Reserves

The District has provided an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2021, as defined under TABOR.

This information is an integral part of the accompanying budget.

**HIGH PLAINS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2021**

<u>Bonds and Interest Maturing in the Year Ending December 31,</u>	\$27,415,000 General Obligation Refunding Bonds Series 2017 Dated June 6, 2017 Rates ranging from 2.375% to 5.000% Interest Payable June 1 and December 1 Principal Due December 1		
	Principal	Interest	Total
2021	\$ 300,000	\$ 1,114,925	\$ 1,414,925
2022	420,000	1,102,925	1,522,925
2023	450,000	1,086,125	1,536,125
2024	500,000	1,068,125	1,568,125
2025	520,000	1,048,125	1,568,125
2026	565,000	1,035,775	1,600,775
2027	595,000	1,007,525	1,602,525
2028	655,000	977,775	1,632,775
2029	685,000	945,025	1,630,025
2030	755,000	910,775	1,665,775
2031	780,000	886,237	1,666,237
2032	835,000	860,888	1,695,888
2033	865,000	833,750	1,698,750
2034	940,000	790,500	1,730,500
2035	990,000	743,500	1,733,500
2036	1,070,000	694,000	1,764,000
2037	1,115,000	651,200	1,766,200
2038	1,195,000	606,600	1,801,600
2039	1,245,000	558,800	1,803,800
2040	1,330,000	509,000	1,839,000
2041	1,380,000	455,800	1,835,800
2042	1,475,000	400,600	1,875,600
2043	1,535,000	341,600	1,876,600
2044	1,630,000	280,200	1,910,200
2045	1,695,000	215,000	1,910,000
2046	1,805,000	147,200	1,952,200
2047	1,875,000	75,000	1,950,000
	\$ 27,205,000	\$ 19,346,975	\$ 46,551,975

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**HIGH PLAINS METROPOLITAN DISTRICT
ANNUAL ADMINISTRATIVE RESOLUTION
(2021)**

WHEREAS, High Plains Metropolitan District (the “**District**”), was organized as a special district pursuant to an Order and Decree of the District Court in and for the County of Arapahoe, Colorado (the “**County**”) and is located entirely within the City of Aurora, Colorado; and

WHEREAS, the Board of Directors (the “**Board**”) of the District has a duty to perform certain obligations in order to assure the efficient operation of the District and hereby directs its consultants to take the following actions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. The Board directs legal counsel to cause an accurate map of the District’s boundaries to be prepared in accordance with the standards specified by the Division of Local Government (“**Division**”) and to be filed in accordance with § 32-1-306, C.R.S.

2. The Board directs legal counsel to notify the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of the name of the chairman of the Board, the contact person, telephone number and business address of the District, as required by § 32-1-104(2), C.R.S.

3. The Board directs legal counsel to prepare and file with the Division, within thirty (30) days of a written request from the Division, an informational listing of all contracts in effect with other political subdivisions, in accordance with § 29-1-205, C.R.S.

4. The Board directs the District’s accountant to cause the preparation of and to file with the Department of Local Affairs the annual public securities report for nonrated public securities issued by the District within sixty (60) days of the close of the fiscal year, as required by §§ 11-58-101, *et seq.*, C.R.S.

5. The Board directs the District’s accountant to: 1) obtain proposals for auditors to be presented to the Board; 2) to cause an audit of the annual financial statements of the District to be prepared and submitted to the Board on or before June 30; and 3) to cause the audit to be filed with the State Auditor by July 31st, or by the filing deadline permitted under any extension thereof, all in accordance with §§ 29-1-603(1) and 29-1-606, C.R.S. Alternatively, if warranted by § 29-1-604, C.R.S., the Board directs the District’s accountant to apply for and obtain an audit exemption from the State Auditor on or before March 31st in accordance with § 29-1-604, C.R.S.

6. The Board directs legal counsel, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, to cause to be submitted to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District, the District’s audit report or a copy of its application for exemption from audit in accordance with § 29-1-606(7), C.R.S.

7. The Board directs the District's accountant to submit a proposed budget to the Board by October 15th, to prepare the final budget and budget message, including any amendments thereto, if necessary, and directs legal counsel to schedule a public hearing on the proposed budget and/or amendments, and to post or publish notices thereof, and directs legal counsel to prepare all budget resolutions and to file the budget, budget resolution and budget message with the Division on or before January 30th, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

8. The Board directs the District's accountant to monitor expenditures and contracted expenditures and, if necessary, to notify the District Manager, legal counsel and the Board when expenditures or contracted expenditures are expected to exceed appropriated amounts, and directs legal counsel to prepare all budget amendment resolutions and directs legal counsel to schedule a public hearing on a proposed budget amendment and to post or publish notices thereof and to file the amended budget with the Division on or before the date of making such expenditure or contracting for such expenditure, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

9. The Board directs legal counsel to cause the preparation of the Unclaimed Property Act report and submission of the same to the State Treasurer by November 1st if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with § 38-13-110, C.R.S.

10. The Board directs the District's accountant to prepare the mill levy certification form and directs the District's accountant to file the mill levy certification form with the Board of County Commissioners on or before December 15th, in accordance with § 39-5-128, C.R.S.

11. The Board designates the *Aurora Sentinel* as a newspaper of general circulation within the boundaries of the District and directs that all legal notices shall be published in accordance with § 32-1-103(15), C.R.S., in the *Aurora Sentinel*, unless otherwise designated by the Board or legal counsel.

12. The Board determines that each director shall receive compensation for their services as directors subject to the limitations set forth in §§ 32-1-902(3)(a)(I) & (II), C.R.S.

13. The District hereby acknowledges, in accordance with § 32-1-902, C.R.S., the following officers for the District:

Chairman/President:	Shawn McGoff
Treasurer:	Josie O'Neill
Secretary:	Jill Shadwell
Assistant Secretary:	Maria Elena Daniels
Director:	Vacant
Recording Secretary:	CliftonLarsonAllen, LLP

14. The Board hereby determines that each member of the Board shall, for any potential or actual conflicts of interest, complete conflicts of interest disclosures and directs legal counsel to file the conflicts of interest disclosures with the Board and with the Colorado Secretary of State

at least seventy-two (72) hours prior to every regular and special meeting of the Board, in accordance with §§ 32-1-902(3)(b) and 18-8-308, C.R.S. Written disclosures provided by Board members required to be filed with the governing body in accordance with § 18-8-308, C.R.S. shall be deemed filed with the Board when filed with the Secretary of State. Additionally, at the beginning of each year, each Board member shall submit information to legal counsel regarding any actual or potential conflicts of interest and, throughout the year, each Board member shall provide legal counsel with any revisions, additions, corrections or deletions to said conflicts of interest disclosures.

15. The Board confirms its obligations under § 24-10-110(1), C.R.S., with regards to the defense and indemnification of its public employees, which, by definition, includes elected and appointed officers.

16. The Board hereby appoints legal counsel as the official custodian for the maintenance, care and keeping of all public records of the District, in accordance with §§ 24-72-202, *et seq.*, C.R.S. The Board hereby directs its legal counsel, accountant, manager and all other consultants to adhere to the Colorado Special District Records Retention Schedule as adopted by the District.

17. Pursuant to § 32-1-903(2) and § 24-6-402(2)(c), C.R.S., the Board hereby designates www.highplainsmetro.org as the District's website for the posting of its regular and special meeting notices at least twenty-four (24) hours in advance of the meeting, and hereby directs the District Manager, to the extent feasible, to make the notices accessible at no charge to the public, searchable by the type of meeting, date of meeting, time of meeting, agenda contents, and any other categories deemed appropriate by the Board and the District Manager and to consider linking the notice to any appropriate social media accounts of the District. The Board also hereby designates the intersection of County Line Road and Blackstone Parkway as the location the District will post notices of meetings at least twenty-four (24) hours prior to the meeting in the event of exigent or emergency circumstances which prevent the District from posting notice of the meeting on the District's website. The Board directs legal counsel to provide the website address set forth above to the Department of Local Affairs for inclusion in the inventory maintained pursuant to § 24-32-116, C.R.S.

18. The Board determines to hold regular meetings on the third Thursday of February, April, May, July, August and November, at 6:00 p.m. at 7777 S. Country Club Parkway, Aurora, Colorado. Notice of the time and place for all regular meetings shall be posted in accordance with § 24-6-402, C.R.S.

18. In the event of an emergency, the Board may conduct a meeting outside of the limitations prescribed in § 24-6-402(2)(c), C.R.S., provided that any actions taken at such emergency meeting are ratified at the next regular meeting of the Board or at a special meeting conducted after proper notice has been given to the public.

19. For the convenience of the electors of the District, and pursuant to its authority set forth in § 1-13.5-1101, C.R.S., the Board hereby deems that all regular and special elections of the District shall be conducted as independent mail ballot elections in accordance with §§ 1-13.5-1101,

et seq., C.R.S., unless otherwise deemed necessary and expressed in a separate election resolution adopted by the Board.

20. Pursuant to the authority set forth in § 1-1-111, C.R.S., the Board hereby appoints Ashley B. Frisbie, of the law firm of WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, as the Designated Election Official (the “DEO”) of the District for any elections called by the Board, or called on behalf of the Board by the DEO, and hereby authorizes and directs the DEO to take all actions necessary for the proper conduct of the election, including, if applicable, cancellation of the election in accordance with § 1-13.5-513, C.R.S.

21. In accordance with § 1-11-103(3), C.R.S., the Board hereby directs the DEO to certify to the Division the results of any elections held by the District and, pursuant to § 32-1-1101.5(1), C.R.S., to certify results of any ballot issue election to incur general obligation indebtedness to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the district and file a copy of such certification with the Division of Securities.

22. The Board directs legal counsel to cause a notice of authorization of or notice to incur general obligation debt to be recorded with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness, in accordance with § 32-1-1604, C.R.S.

23. Pursuant to the authority set forth in § 24-12-103, C.R.S., the Board hereby designates, in addition to any officer of the District, George M. Rowley of the law firm of WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law as a person with the power to administer all oaths or affirmations of office and other oaths or affirmations required to be taken by any person upon any lawful occasion.

24. The Board directs legal counsel to cause the preparation of and filing with the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District, if requested, the application for quinquennial finding of reasonable diligence in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S.

25. The Board directs legal counsel to cause the preparation of and the filing with the Board of County Commissioners or the governing body of any municipality in which the District is located, the Division, the State Auditor, the County Clerk and Recorder and any interested parties entitled to notice pursuant to § 32-1-204(1), C.R.S., an annual report, if requested, in accordance with § 32-1-207(3)(c), C.R.S.

26. The Board directs legal counsel to obtain proposals and/or renewals for insurance, as applicable, to insure the District against all or any part of the District’s liability, in accordance with §§ 24-10-115, *et seq.*, C.R.S. The Board directs the District’s accountant to pay the annual SDA membership dues, agency fees and insurance premiums, as applicable, in a timely manner. The Board appoints legal counsel to designate the proxy for the SDA Annual meeting for voting and quorum purposes.

27. The Board hereby opts to include elected or appointed officials as employees within the meaning of § 8-40-202(1)(a)(I)(A), C.R.S., and hereby directs legal counsel to obtain workers’ compensation coverage for the District.

28. The Board hereby directs legal counsel to prepare the disclosure notice required by § 32-1-809, C.R.S., and to disseminate the information to the electors of the District accordingly. Further, the Board hereby designates the following website as the District's official website for the purposes thereof: www.highplainsmetro.org.

29. The Board hereby directs legal counsel to prepare and record with the County Clerk and Recorder updates to the disclosure statement notice and map required by § 32-1-104.8, C.R.S., if additional property is included within the District's boundaries.

30. In accordance with § 38-35-109.5(2), C.R.S., the District hereby designates the President of the Board as the official who shall record any instrument conveying title of real property to the District within 30 days of any such conveyance.

31. The Board directs the District's accountant to prepare and submit the documentation required by any continuing disclosure obligation signed in conjunction with the issuance of debt by the District.

32. The Board directs legal counsel to monitor, and inform the Board of, any legislative changes that may occur throughout the year.

[Remainder of page intentionally left blank, signature page follows.]

ADOPTED this 19th day of November, 2020.

**HIGH PLAINS METROPOLITAN
DISTRICT**

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

CERTIFICATION OF RESOLUTION

I hereby certify that the foregoing constitutes a true and correct copy of the resolution of the Board adopted at a meeting held on November 19, 2020 via teleconference.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 19th day of November, 2020.

Signature

Printed Name

High Plains Metro District Blackstone

Landscape Monthly Status Report

Project Name	Reporting Cadence
High Plains Metro District (Blackstone)	Monthly (for Board Meetings)
Date	Prepared by:
October 2020	Kevin Cox

III. Lawn Care - Provide updates regarding Mowing/Edging, Fertilization, Weed, Disease and Pest Control – all items listed in contract. Update on any changes, overall maintenance, status and any concerns to be shared with the Board.

- All turf maintenance services completed including mowing, trimming, and edging.
- Post emergent weed control treatments on 10/07 and 10/21.
- Fertilizer application completed last week of August.

IV. Shrubs/Plants - Provide update regarding Edging, Pruning, Weed, Disease and Pest Control – all items listed in contract. Update on any changes, overall maintenance, status and any concerns to be shared with the Board.

- Removal of dead shrubs.
- Removal of dead limbs in shrubs.
- Traffic pruning of shrubs growing into sidewalks completed.
- Removal of dead or spent annual flowers scheduled for October with mulch installed into the beds over the winter months completed

V. Tree Care - Provide update regarding Pruning, Staking, Insect Control, Tree Wells – all items listed in contract. Update on any changes, overall maintenance, status and any concerns to be shared with the Board.

- 2020 tree care services including pest preventative applications to trees completed.
- 2020 tree replacement project completed.
- Any traffic pruning found is being completed.
- Installation of protective paper tree wrapping around newly installed tree trunks and other trees as needed completed.

Misc items as listed in Contract – Provide update on any changes, overall maintenance, status and any concerns to be shared with the Board.

VI. Wood and Rock Mulched Areas-

- Mulch replenishments completed.

VII. Native Areas-

- Trash removal on a weekly basis or as ground conditions allow.
- Wall to wall mowing scheduled in October.
- Chemical applications to broadleaf weeds 10/14 and 10/28.

VIII. Irrigation Systems-

- Inspection of mainlines for leaks completed.
- Inspection of zones for damages and needed repairs ongoing weekly.
- Reduction of water usage as permitted by plant health and appearance.

IX. Landscape Debris Cleanup-

-Ongoing throughout the year. Excessive trash removed from areas near construction and during high wind events and construction waste.

X. Aeration-

-Aeration of turf areas completed.

XI. Winter Services-

-Snow removal preparations completed.

-Snow markers to be installed throughout the community.

-Snow removal services completed 10/26

-Holiday lighting and decorations started and will be complete by contract deadline including new areas and monuments throughout the community.

XII. Bio Hazards-

XIII. Damages-

-Trash and debris dumping on District property. This can cause damage to native areas that if not cleaned and repaired will result in high weed infestations. We believed the source of the debris from homes along District owned native areas. Items found are grass clippings, dead trees and limbs, dirt, construction waste, rocks, concrete and some rubbish. We are scheduling the clean-up and assessment of any damages. Any damages found we will submit options for repair with associated pricing.

Misc Items –

Special Projects (provide an update to any special funding approved by the Board and their status)

Project	Date	Status
Landscape enhancements at Country Club Park signage project.	October	Demo completed. Once sign installed, next phase will commence. Plantings to be installed in the spring.
Dead/Dying Tree Project	September-October	Complete.
Smoky Hill Entrance Project.	September-October	All items on punch lists completed. Spring inspection of plant material for warranty replacement to be completed.

General Comments

<Status Here>

SMAC - MANAGEMENT REPORT

Report Date: **November 13, 2020**

Community: **High Plains Metro District**

Meetings Schedule: Monthly	Next Meeting: November 19, 2020
Operations Fee:	\$165 Quarter for Completed homes & \$93 Quarter for Vacant/Builder lots Sent out 4 th Quarter Billing last month
Insurance: Expires 12/31/2020	Total Units: 913 (842 Owners) & (71 Vacant/Unannexed)
District Services: Trash, Common Area Landscape Maintenance, Snow Removal on common area sidewalks, Pet Stations, Parks, DRC, Covenant Enforcement	Dates to Note: Insurance renewal: Dec 2020 – Approved by BOD (October Mtg.) Irrigation turn on: April/May 2021 – Weather dependent Warranty Walks: 2021 <ul style="list-style-type: none"> • Monument/Park Renovation (May/June) • Smokey Hill Entrance Renovation (June) • Lennar Tracts B/D/G/H (June) • Tree R&R Project Phase 2 (June)
Completed Items:	Doggie stations ordered – installed Meeting Box (Smokey Hill Entrance) - Painted Violation Drives completed Property Drives completed Action Item List Updated Accounting/Administrative items completed Provided vendor invoices for processing to CPA

Current Projects / Action Items

PROJECT	STATUS
Committees	<p>Security/Safety Committee: Sent information on Mailbox lighting options and security proposal</p> <p>Social Committee: working on several projects (Dumpster Day, Email Communications, Welcome Packets/Event, Shredding Event).</p> <p>Design Review Committee: Sent residential handbook for final review to Maria Elena/Shawn. Sent information on several owners' requests for variances/hearings.</p> <p>Landscape Committee: Holiday lighting proposal from COX sent to Maria Elena & Josie – was approved with some minor changes and sent out for payment. COX has been notified of the approval. Design proposals for the medians and round-a-bout was sent to the LC that Consilium created when the design phase just started for review. Proposals for COX LS with additional areas and Bob Howey – Phase two R&R were sent to the LC for review.</p>

	Advisory Committee: None Website Committee: None
Projects	Signage at the renovated park: Vendor waiting on City to finalize their approval and installation can take place. COX has cleaned up the areas as previously approved and will start the hardscape installation once the sign is installed – remaining plant material will be installed in the Spring.
Tabled Projects:	ET Controllers & Management Reserve Study Xeriscape along Powhatan street lawn areas and other common areas Pulling and possible replacements of edger throughout community common areas Cobble Border in streetscapes Smoky Hill/Blackstone Pkwy: Round-a-bout proposal/redo
Covenant Enforcement	Drive will take place this month: 158 LS, 2 DRC, 4 Pets, 10 Trash, 4 Vehicles, 2 Advertising/signs, 2 Fencing, 10 Maintenance – Total 192
Design Review	Several owners have requested possible variances or hearings – working with the DRC through this process. Met with homeowner on site to discuss tree locations and neighbor complaints (Shawn/Josie). DRC: will be working through issue throughout the community stemming since the beginning of building regarding tree installations/locations.
Manager Directives	Will be added when this meeting takes place for follow-up.

Current Contracts

SERVICE	COMPANY	RATE	EXPIRATION	OUT CLAUSE
Snow Removal	Cox Landscape	Included	04/30/20	30 Day
Landscape	Cox Landscape	\$118,597yr	12/31/20	30 Day
Holiday Lighting	Cox Landscape	Included	12/31/20	30 Day
Trash/Recycling	Waste Management	\$11.63 per home	01/01/23	180 Day
HPMD Domain Name	Go daddy	\$63.85 (5yr)	08/10/20	30 Day
Playground Inspections/Repairs	Playground Solutions	T&M	12/31/20	30 Day
Pooper Scooper Services	Pet Scoop Services	\$240 per month	12/31/20	30 Day
Lighting Services	Full Spectrum Lighting	T&M & Monthly	12/31/20	30 Day
Handyman Services	@ Yur Service	T&M & Proposal	12/31/20	30 Day
Handyman Services	Harpster Maintenance	T&M & Proposal	12/31/20	30 Day
DRC Review Services	Rachel Lee	T&M	12/31/20	30 Day
District Management	SMAC	\$4.50 home/mo.	12/31/20	30 Day
District Council	WBA	T&M	12/31/20	30 Day
District CPA	CLA	\$17Kyr + T&M	12/31/20	30 Day

Irene Borisov, CMCA/AMS
District Manager

High Plains Metro District - Action Items

#	Date	Type	Description	Owner/ Resp.	Due Date	Misc Notes	Status
6	6/9/20	Other	2021 Budget process	BOD CLA	10/20/20	6/9 - address budget priorities. Need to define a timeline, process and prep for this event. 10/9 - 10/20 budget meeting scheduled w/BOD	1. In Progress
8	6/3/20	Vendors	District liability on snow removal damage	WBA	None	Clint to research	1. In Progress
9	6/3/20	Committees	Lennar Park turn over plan	Landscape Committee BOD	10/15/20	Discussed in 7/2 meeting, next steps?	1. In Progress
12	6/3/20	Vendors	Mailbox kiosk lighting	Summit Landscape Committee	10/15/20	7-24-20 Sent lighting options link to Jill/Maria for review. Provided further clarification, costs and pictures at 8/20/20 Mtg. Sent to Committee (IB)	1. In Progress
13	6/18/20	Committees	Dog poop station in new park - add from current vendor	Landscape Committee	10/30/20	Irene to research - Mngt. To provide prices at 7-29-20 Mtg. Provided further clarification, costs and pictures at 8/20/20 Mtg. Ordered/Received - will be installed per LSC locations next week. All items installed.	4. Closed
17	6/18/20	Committees	DRC committee to review and finalize; Irene to send out "final" copy to the community for review and comment	DRC Committee	10/15/20	Second draft provided to Board for review. Once approved - will be sent to legal and than to owners for their feedback. Per 7-29-20 Mtg. Irene to send Shawn & Maria Elena the final draft and the templates from Clint - scheduled a zoom meeting to discuss and finalize. Done 8-4-20 IB. Sent final document to DRC committee to review.	1. In Progress
19	2019	Committees	Park Renovation - Clifton & Country Club Pkwy	Landscape Committee BOD	10/15/20	Punch List not yet finished - Park opened Final walk through completed Spring 2021 Warranty Walk	3. On Hold/Tabled
10	6/3/20	Other	Monthly status - SARIA & Wheatlands boards	BOD reps	Each Meeting	Updates to be provided by Board member reps	4. Closed
20	2019	Committees	Smoky Hill & Blackstone Pkwy Entrance Revamp	Landscape Committee BOD	10/15/20	Substantial Completion - Walkthrough completed - punch list created Final walk through completed	3. On Hold/Tabled
26	9/17/20	Vendors	SDA Insurance Claim - Freeze on Deed Trees	Summit	10/15/20	Mngt. Reached out to SDA Insurance Agent - update was sent to LSC Chair with agents response. Per Board at meeting - decided not to pursue.	4. Closed
1	6/3/20	Committees	Welcome Letter and packet	Social Committee	Not started	6/3 - deferred	2. Open/Not Started
2	6/9/20	Committees	Website Updates	Website Committee	Not started	6/9 - discussed as part of committee scope	2. Open/Not Started
3	6/9/20	Special Projects	Social Media discovery	TBD	Not started	6/9 - deferred to community survey	2. Open/Not Started
4	6/9/20	Committees	Town Hall	Social Committee	Not started	6/9 - to be scheduled when able	2. Open/Not Started
5	6/9/20	Other	Determine board meeting locations and formats	BOD	Not started	6/9 - no decision	2. Open/Not Started
7	Jul-20	Other	Vendor RFP process (Requirements definition, selection criteria, communications process)	BOD	None	To be added to the July agenda Board met to discuss next steps (Mngt. RFP 1st)	1. In Progress
11	6/3/20	Other	Investments review	WBA	Not started	To be scheduled?	2. Open/Not Started
15	6/18/20	Special Projects	Milling - top coating for rest of Blackstone	BOD	In progress	Street work - contact City of Aurora Paving started 10/8	2. Open/Not Started
16	6/18/20	Committees	Trash Bin, Recycling, Shredding	Social Committee	None	Josie provided update at the October meeting on status of various projects that are in the work.	1. In Progress

High Plains Metro District - Action Items

#	Date	Type	Description	Owner/ Resp.	Due Date	Misc Notes	Status
18	6/18/20	Committees	Traffic Safety (Golf Carts and Monaghan Road) - Safety committee	Security Committee	None	Jill and team provided updates at the October meeting about the various items that they are working on.	1. In Progress
26	10/9/20	Vendors	Email options/research for Board of Directors	Summit	None	Sent information from Heather Sosa to Shawn (Advisory Committee Task)	1. In Progress
14	6/18/20	Special Projects	Median walkway gaps	Summit	10/15/20	to be discussed, who owns fixing? District or City? On the 7-29-20 Mtg. Agenda for Discussion . ON HOLD - waiting to see what City fixes before continuing on this	3. On Hold/Tabled
21	2019	Special Projects	ET Controllers	BOD	Not started	Proposals provided to previous Board	3. On Hold/Tabled
22	2019	Other	Reserve Study	BOD	Not started	Proposals provided to previous Board	3. On Hold/Tabled
23	2019	Committees	Street Lawns - Main Streets (Powhatan/Smoky Hill/County Line) - too much sod	Landscape Committee	Not started	Proposals provided to previous Board	3. On Hold/Tabled
24	2019	Committees	Xeriscape options for Powhatan Street Lawn areas	Landscape Committee	Not started	Proposals provided to previous Board	3. On Hold/Tabled