

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
HIGH PLAINS METROPOLITAN DISTRICT
HELD
April 15, 2021**

A special meeting of the Board of Directors of the High Plains Metropolitan District was held Thursday, April 15, 2021, at 6:00 p.m. Due to current circumstances related to COVID-19, this meeting was held electronically via Zoom. The meeting was open to the public.

In attendance were Directors:

Shawn McGoff
Josie O'Neill
Bret Erickson
Maria Elena Daniels
Jill Shadwell

Also, in attendance were:

Irene Borisov (RowCal), Clint Waldron (WBA), Curtis Bourgoon (CLA),
Ben Zand (Landtech) & Residents

Call to Order The special meeting was called to order at 6:02 p.m.

Declaration of Quorum

A quorum was confirmed.

Disclosures and Potential Conflicts of Interest

No new disclosures.

Agenda Revisions, Approval

Following discussion and the addition of a Park Lights and Tree proposals, upon a motion duly made by Director O'Neill, seconded by Director Erickson, and upon vote unanimously carried, the Board approved the Agenda.

Public Comments

No initial public comment was mentioned by members present.

Consent Agenda

- Approve March 18, 2021 Special Meeting Minutes
- Approve Payable Listing in the Amount of \$24,486.14

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- Approve the Second Amendment to Independent Contractor Agreement for Five Year Tree Planting Plan, Planting Oversight and Newly Planted Tree Follow-up Inspections.
- Approve Independent Contractor Agreement with The Architerra Group for Inspection Services (Lennar Tracts).

Following discussion, upon a motion duly made by Director Erickson, seconded by Director Shadwell, and upon vote unanimously carried, the Board approved the Consent Agenda.

Financial Report/Financial Matters

Review and Consider Acceptance of Unaudited Financial Statements

Mr. Bourgouin reviewed the financial report with the Board. Provided information on Colorado Trust account which is around .02% as of March compared with 2.5% prior to COVID. This is based on what the economy drives, even C-Safe is down by almost .10%.

Moody Upgrades District to A2 Rating:

Director McGoff provided an update on this article for High Plains – stated that the Bonds were upgraded to an A2 rating with one of the highest jumps seen in a long time. Gave a big congratulations to the accounting staff. Director McGoff mentioned that they will add this information to the website once it has been revamped.

Other Financial Matters

Board asked Mr. Bourgouin to provide an ETA for creating a 10yr projection/forecast for financial transparency. Board is looking for a 3–5-year cash model.

Mr. Bourgouin also mentioned that 47.7% of Metro taxes has been collected compared to last year on the revenue side.

Legal Matters

Metro District Name Change

Mr. Waldron went over the process to change the community's name from High Plains Metro District to Blackstone Metro District. Legal counsel will file a 1-page resolution with the courts and estimated cost for this will be under \$1K. Management has been directed to purchase the BlackstoneMetro.org domain name.

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Following discussion, upon a motion duly made by Director Shadwell, seconded by Director Erickson, and upon vote unanimously carried, the Board approved the creation of a resolution and filing with the courts.

Other Legal Matters

None.

Facilities Management/District Operations Report

Management Report: RowCal

Mrs. Borisov presented the Board with a first look management report and stated that they will become bigger and more descriptive as owners get used to calling and emailing into the care team so that things can be logged.

Management will be providing the Board with view access to Smartwebs once the transition between Summit and RowCal Smartwebs accounts are finalized (estimated May end).

Mrs. Borisov stated that Chelsea Garza will be coming on Board as the new District Manager for Blackstone. She will be in training throughout the remainder of April and May and will officially start as the community manager June 1st. This was requested by the Board in March. She will be a dedicated manager to High Plains with a smaller internal portfolio. She will be providing a monthly report as part of the Board packet.

Mrs. Borisov updated the Board on the following items:

- Pillar and Fence – Smokey Hill: working with the golf club on getting this section of fencing fixed. Per WBA, there are no documents that could be found to state that this section of fencing and the pillar was ever turned over to the District for maintenance/ownership. This section does about the golf course.
- Oxidation of Monuments and Bridges: this is typical from the spring snow/rains. Per Architerra – they suggest waiting until late May or early June to get these areas power washed. By this time, snow should be done within Colorado.
- Lennar Signage: they never responded to the letters that were sent to them back in 2019 – Management will send another set of letters letting them know that they need to get these signs fixed and cleaned up and they need to pay the licensing fees, or they will be removed by the District.

Board Action Items

2021 Capital Spending Plan

Director McGoff provided feedback on the following list of items:

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- Small Park Lighting: proposal and options were provided by Ful Spectrum lighting. Director Daniels and Director Shadwell explained what would be added to this park and that management has asked Architerra to provide the lighting information from the renovated park so that everything matches up. Director McGoff motioned, and Director Erickson seconded to approve a proposal up to \$25K for this project and final approval will be provided by Director Daniels and Director Shadwell. Motion passed unanimously.
- Snow Removal on City Owned Streets: Board asked Ben Zand with Landtech to provide guidance and an updated contract for review at the May meeting. The Board is looking for (on call, spot clearing or a combo snow removal option). Several residents expressed over the past several meetings that they do not want to pay for snow removal on the public streets. Once finalized – management will contact the City to finalize information on insurance requirements, city vendor approval options and permissions.
- Landtech Maintenance Service Contract: After further discussion, Director McGoff motioned, and Director Erickson seconded to approve the contract with the addition of some more detail. This will be finalized by management and approved by Director Daniels. Motion passed unanimously.
- RowCal District Management Services Contract: Director McGoff motioned, and Director Shadwell seconded to approve the contract as presented, motion passed.

District Committee Updates

Landscape Committee

- Lennar Tract Turnover: Director Erickson stated with the approval of Architerra to do the punch list walk – once those results come in, they will be working with Lennar to finalize a transition.
- Landscaping Report:
 - Tree Install/Proposal: This has been approved and the project has been started.
 - This has been placed on hold – Cheryl with work with Ben on plant types so they can be ordered.
 - Julie should be providing a proposal to the committee within the week and will be available to review at the May meeting.
 - Park Sign & Landscaping – Renovated Park – has been paid for and will be finished shortly. Still waiting on proposal for the smaller community park signage from vendor.
 - Contractor Transition – Cox/Landtech – going well.
- Tree Replacement Proposal: After Discussion Director Erickson motioned and Director McGoff seconded to approve the proposal as presented. Motion passed unanimously. Phase 2/3/4 will be done together for this season (2021). Landtech has created a map/spreadsheet to track the existing trees that were replaced last

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year and are under warranty and will share the master document with management and the landscape committee. Trees will be delivered in a phased approach and planted within the same day as delivery.

Design Review Committee

- Residential Guidelines - are in progress.

Advisory Committee

Advisory Committee updates – None.

Social Committee

- Blood Drive – June 29th and will take place at the club.
- C-Core Food Bank – once a month – May 11th & June 8th – email blast will be sent out.
- Diaper drive – this has been completed.
- Kid's event – June 3rd.
- Garage Sale and Dumpster June 4/5
- Pool event – August 26th (Adult only)

Website Committee

- In progress per Director McGoff

Security/Safety Committee

- Neighborhood Watch: separate from the District – Jennifer Dubrow & Tim Flanagan attended the Aurora Kickoff meeting and will report back.

Director Items/Other Business

- SARIA/Director McGoff Meeting Update: Was not able to attend – will provide update at next meeting.
- WPRA/Director Daniels Meeting Update:
 - All emails have been sent out from the YMCA. VIP event on the 11th and opening event on the 14th.
- Board Emails from Residents: None
- Other Director Items: Ben to work with Director Daniels regarding owner inquiries about tree replacements for their individual properties and if that is an option to be offered.

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Public Comments

- Frank Fair provided the following information:
 - Wanted to ask about updates on the proposed school. Seems like it may come close to the backs of many homes along that corridor. Director McGoff mentioned that he might want to go to Cherry Creek website which should provide further information on the construction process. It would be under Elementary School 45 – Director McGoff will send the information and link to the owner.

- Carol Hesketh provided the following information:
 - She wanted to tell the Board that she loves the painting of the brick on the home that was recently approved by the Board/DRC – it looks great.

Adjournment

There being no further business, upon a motion duly made by Director Shadwell, seconded by Director O’Neill, and upon vote unanimously carried, the Board adjourned the meeting at 8:06 p.m.

The foregoing record constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Secretary for the Meeting
Irene Borisov, CMCA, AMS
District Manager