

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Wednesday, June 15, 2016, at 6:00 p.m. at 7777 S.
Country Club Pkwy, Aurora, CO 80016.

Attendance

A special meeting of the Board of Directors of the High Plains Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Kevin McGlynn
Kevin Vogel
Josie O'Neill

Also present were Clint C. Waldron, Esq. and Heather L. Hartung, Esq., White Bear Ankele Tanaka & Waldron, P.C.; Irene Borisov, Summit Management & Consulting; Sarah Hunsche, CliftonLarsonAllen, LLP; Kevin Cox, COX Pro Landscaping, LLC and Lesanne Weller, The Architerra Group.

Call to Order

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

Agenda

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

Public Comment

None.

Foreclosure Hearing – 26671 E.
Clifton Drive, Aurora, Colorado

The Board of Directors conducted a foreclosure hearing for the property located at 26671 E Clifton Drive to discuss the \$6,000.00 settlement offer provided by the claimed owner of the property. The Board of Directors rejected the settlement offer and provided a counteroffer of placing the foreclosure action on hold if one-half of the outstanding delinquent balance was paid to the District within five days from the date of the offer and the remaining balance was paid in full, less late fees in the amount of \$560.00,

through a payment plan not to exceed twelve months. This counteroffer was accepted.

Executive Session pursuant to Section 24-6-402(4)(a)(b) and (e), C.R.S.

A motion was made to go into executive session pursuant to § 24-6-402(4)(b) and (e), C.R.S., for the purpose of receiving legal advice on specific legal questions regarding Mr. Durrah's request for a waiver of fees. The Board did not engage in substantial discussion for any matter not enumerated in § 24-6-402(4)(b) and (e), C.R.S. The Board did not adopt any proposed policy, position, resolution, rule, regulation, or formal action. The executive session was adjourned on a motion, seconded and passes on the affirmative vote of all Board members.

*Ms. Hartung left the meeting.

Board Vacancy

Mr. Waldron noted that there is currently a vacancy on the Board. Mr. Messerli expressed an interest in being appointed to the Board and confirmed his qualifications for such appointment. Following discussion, upon motion duly made and seconded, the Board appointed Mr. Messerli to the Board of Directors and administered his Oath of Office.

Discussion with Architect Regarding Basketball Court

Ms. Weller from The Architerra Group discussed the proposed basketball court with the Board and suggested the Board complete a master plan. The Board requested Ms. Weller put together a proposal for review at the next Board meeting.

Consent Agenda

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

- a. Approve April 21, 2016 Regular Meeting Minutes
- b. Review and Consider Ratification and Approval of Payment of Claims represented by online payments and check nos. 1539-1544 in the amount of \$72,171.25 from CliftonLarsonAllen and check nos. 4133-4134 and online payments in the amount of \$17,231.66 from Summit Management and Consulting, LLC
- c. Ratify/Approve Work Order No. 17 to COX Landscaping Services, LLC Contract in the amount of \$10,113.00 for 2016 Plant Health Care
- d. Ratify/Approve Work Order No. 18 to COX Landscaping Services, LLC Contract in the amount of \$6,700.00 for Entrance and Corner Flower Bed Renovations
- e. Ratify/Approve Work Order No. 19 to COX Landscaping Services, LLC Contract in the amount of

- \$4,845.75 for Cobble Strip Along S. Powhatan
- f. Ratify/Approve Work Order No. 20 to COX Landscaping Services, LLC Contract in the amount of \$3,000.00 for Top-Dress Wood Mulch Beds (Materials Only)
- g. Ratify/Approve Work Order No. 21 to COX Landscaping Services, LLC Contract in the amount of \$900.00 for Main Irrigation Line Repair on the NE Corner on Mineral and Powhatan
- h. Ratify/Approve Work Order No. 22 to COX Landscaping Services, LLC Contract in the amount of \$700.00 for Main Irrigation Line Repair on Powhatan near Timers "B" and "C"
- i. Consider and Approve Contract Addendum with Bowman Land Vision, FLLC for Stormwater Detention Pond Inspections (2)
- j. Ratify/Approve Work Order to Bowman Land Vision, FLLC Contract Addendum for Stormwater Detention Pond Inspections (2) in the amount of \$1,000.00 per inspection

**Financial Report/
Financial Matters**

Review Cash Position Report Ms. Hunsche reviewed the cash position report with the Board. Following discussion, upon motion duly made and seconded, the Board accepted the cash position report.

2015 Audit Ms. Hunsche provided the Board with an update.

Review March 31, 2016 Financial Statements Ms. Hunsche presented the Board with the March 31, 2016 financial statements. Following discussion, upon motion duly made and seconded, the Board accepted the financials.

Operations Fees The Board reviewed the fee analysis prepared by Ms. Hunsche. After review and discussion, the Board determined to increase the vacant lot fee to \$31.00 per lot per month beginning the next billing cycle.

Other Financial Matters The Board approved the direct deposit of director fees.

Landscape Maintenance

Landscape Maintenance Report Mr. Cox reviewed the Landscape Maintenance Report with the Board. He updated the Board on weed control, pruning of dead material, beauty band mowing and native areas.

Discuss, Review and Approve Work Orders/Proposals

Revised COX Proposal for Median Project	Mr. Cox presented a revised proposal for the median project. Following discussion, upon motion duly made and seconded, the Board approved the proposal. It was noted that the work should be completed in 4-5 weeks.
Revised COX Proposal for Tract E, Filing No. 4	The Board engaged in general discussion and asked Mr. Cox to propose alternative options.
Revised COX Proposal for Tree Mulching	Mr. Cox presented a revised proposal for tree mulching. Following discussion, upon motion duly made and seconded, the Board approved the proposal in the amount of \$7.99 per tree for 840 trees.
COX Proposal for Cobble Border Street Scape Around Perimeter	The Board engaged in general discussion and asked Mr. Cox to provide photos and options.
Discuss Water Usage Tracking and Reconciliation	The Water Usage Tracking and Reconciliation Report was reviewed and discussed. No action was taken.
Other Landscape Maintenance	None.
Facilities Management/District Operations	
Review District Manager's Report	Ms. Borisov reviewed the District Manager's Report with the Board.
Covenant Enforcement	None.
Architectural Review Matters	Ms. Borisov presented a variance request she received regarding an owner's fence. Following discussion, upon motion duly made and seconded, the Board denied the request. Ms. Borisov presented another variance request she received regarding the installation of a slide. Following discussion, upon motion duly made and seconded, the Board approved the request.
Discuss, Review and Approve Work Orders/Proposals	Ms. Borisov presented the Board with a proposal to repair the fire damage along Powhatan. Following discussion, upon motion duly made and seconded, the Board approved the proposal in an amount of \$4,425.00.
Collection/Delinquent Accounts	Ms. Borisov presented the Board with an update. No action was taken.
Other Facilities Management	None.

Legal Matters

Discuss Aurora Regional Improvement Authority and Proposed Improvements

Mr. Waldron gave a general update. No action was taken.

Consider Approval of Irrigation and Landscape Maintenance Agreement for NAC, Filing 1

The Board engaged in general discussion. No action was taken.

Discuss Agreement for Use of Park Site for District Recreation Facilities

The Board determined to defer this discussion.

Consider Approval of Fifth Amended and Restated Resolution Concerning the Imposition of District Fees

Mr. Waldron presented the Board with the Fifth Amended and Restated Resolution Concerning the Imposition of District Fees for consideration. Following discussion, upon motion duly made and seconded, the Board approved the resolution.

Discuss Future Development

The Board engaged in general discussion.

Other Legal Matters

None.

Director's Items

Committee Assignments

The Board determined to defer this discussion.

Other Director Items

None.

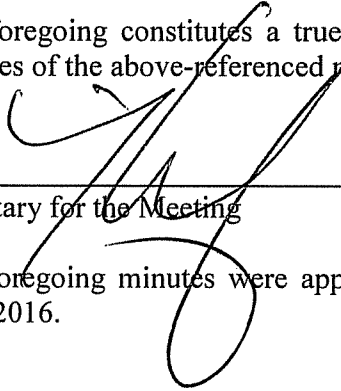
Other Business

None.

Adjourn

There being no further business to be conducted, the meeting was adjourned.

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



Secretary for the Meeting

The foregoing minutes were approved on the 21st day of July, 2016.