

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Tuesday, April 24, 2018, at 6:00 p.m. at 7777 S.
Country Club Pkwy, Aurora, CO 80016

Attendance

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

Kevin McGlynn
Drew Messerli
Kevin Cahill
Josie O'Neill

Director Collins was absent. All Directors absences are deemed excused unless otherwise noted in these minutes.

Also present were Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Professional Corporation, Irene Borisov, Summit Management & Consulting; Sarah Hunsche, CliftonLarsonAllen, LLP; and Kevin Cox, COX Pro Landscaping, LLC.

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

Call to Order

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

Agenda

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

Public Comment

Homeowners commented that aircraft noise is too loud and requested that the district install a tree wall along the perimeter to reduce sound from the roadway.

Director McGlynn provided an update on the petition for a gated community and stated that the petitioners should attend the District's meetings to discuss the matter.

Discuss Status of Park Design and Monument Design (Architerra)

Ms. Murphy informed the Board that Lesanne Weller from Architerra was not able to attend the meeting but will be at the meeting on May 17th and will provide an update on the monument design/construction and the park design/construction at that time.

Consent Agenda

Ms. Murphy presented the items on the consent agenda to the Board. Ms. Murphy advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon motion duly made and seconded, the following items on the consent agenda were unanimously approved and adopted:

- Approve February 15, 2018 Regular Meeting Minutes
- Ratification and Approval of Payment of Claims represented by checks and online payments in the amount of \$59,142.79.
- Consider Ratification of First Amendment to Agreement with Waste Management of Colorado
- Consider Approval of Independent Contractor Agreement with @Yur Service, LLC for General Maintenance Services

Landscape Maintenance

Landscape Maintenance Report

Mr. Cox reviewed the landscape maintenance report with the Board. He noted that the sprinkler systems main line has been charged and leaks have been repaired; weed spraying occurred in mid to late March; and pruning, aeration, and fertilizer are complete. Trash and debris have been excessive this year due to the on-going construction and high winds. Mr. Cox informed the Board that the tall grasses on the interior of the community were cut this week and the tall grasses on the exterior of the community will be cut next week. The plant audit, which will focus on trees, will be scheduled for mid to late May. Mr. Cox also noted that the detention pond on the corner of East Smoky Hill Parkway and South Powhatan Road is not working properly. Cox Landscaping will provide maintenance for now but likely a pond specialist will need to assess the

problem next year.

Discuss, Review and Approve
Work Orders/Proposals

None.

Discuss Water Usage Tracking and
Reconciliation

Ms. Borisov reviewed the water usage tracking and reconciliation with the Board. General discussion.

Other Landscape Maintenance

The Board directed Ms. Borisov to send a letter to all addresses on the perimeter of the District to see if they are interested in the District using ARI funds to install more trees along the perimeter. The trees will be for aesthetics only and will not provide much, if any, noise reduction.

Facilities Management/District Operations

District Manager's Report

Ms. Borisov reviewed the District Manager's Report with the Board. General discussion.

Covenant
Enforcement/Architectural Review
Matters

Ms. Borisov reviewed the covenant enforcement violations and Architectural Review matters with the Board. Following discussion, upon motion duly made and seconded, the Board approved the following Architectural Review Committee decisions;

- 27801 East Links Place – fence height variance approved;
- 8067 South Valleyway – fence height variance approved;
- 7966 South Titus Court (red roof) – the current homeowners have agreed that if the roof is damaged or needs replaced moving forward they will choose a color in accordance with the approval of the homeowners association. The Board directed legal counsel to draft an agreement that can be recorded requiring the property owner to replace the roof with an acceptable color; and
- 7995 South Titus Court – installation of a metal gazebo.

A homeowner requested permission to install artificial turf and xeriscape in their front and back yard. The Board directed Ms. Borisov to draft xeriscape guidelines to be presented at the next meeting.

Ms. Borisov informed the Board that the 2004 landscape

plans require the medians to have decorative rock installed around a piece of art. The Filing No. 1 and Filing No. 2 medians have grass installed around a piece of art. Lennar is asking the City of Aurora to permit them to install grass for Filing No. 3, Ms. Borisov is working with Lennar to locate the piece of art that was commissioned for this median.

Discuss Collection/ Delinquent Accounts

None.

Other Facilities Management

None.

Financial Report/Financial Matters

Financial Statements/Cash Position Report

Ms. Hunsche reviewed the December 31, 2017 unaudited financials with the Board. Following discussion, upon a motion duly made and seconded, the Board accepted the financials.

Discuss Status of 2017 Audit

Deferred.

Other Financial Matters

None.

Legal Matters

Discuss Status of Improvements and Infrastructure Acceptance Policy

Ms. Murphy reviewed the Improvements and Infrastructure Acceptance Policy with the Board. Following discussion, upon a motion duly made and seconded, the Board adopted the Improvements and Infrastructure Acceptance Policy subject to final review by legal counsel, Mr. Cox and Director McGlynn.

SARIA Update

Ms. Murphy reviewed the SARIA Financing Plan with the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board approved the \$5.4 million financing option which includes Gun Club Road design, Aurora Parkway pinch point, and E470 Bridge design.

Executive Session – Discuss District Owned Tracts

An executive session meeting of the board of High Plains Metropolitan District is convened at 7:44p.m., for the sole purpose of receiving legal advice.

Furthermore, pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record or electronic recording will be kept of those portions of the executive session that, in the opinion of the Board's attorney, constitute privileged attorney-client

communication pursuant to Section 24-6-401(4)(b), C.R.S.

The Board did not engage in substantial discussion of any matter not enumerated in section 24-6-402(4). The Board did not adopt any proposed policy, position, resolution, rule, regulation, or formal action. The executive session meeting was adjourned at 7:58p.m., on a motion by Director O'Neil, seconded by Director McGlynn and passed on the affirmative vote of 4 members.

In regular session, the Board directed legal counsel to offer Tract O for sale to the adjacent property owners.

Discuss use of School District Property

General discussion regarding the school being uninterested in using the school site as an off leash dog park.

Other Legal Matters

None.

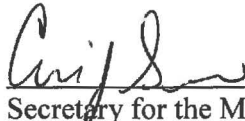
Director's Items/Other Business

None.

Adjourn

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

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



Secretary for the Meeting

The foregoing minutes were approved on the 17th day of May, 2018.

ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing High Plains Metropolitan District, I attended the executive session meeting of the High Plains Metropolitan District convened at 7:44p.m. on April 24, 2018, for the sole purpose of receiving legal advice as authorized by C.R.S. § 24-6-402(4)(b). I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S.