

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, March 28, 2019, at 6:00 p.m. at 6601 S.
Wheatlands Parkway, Aurora, Colorado.

Attendance

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

Drew Messerli
Josie O'Neill
Trevor Garbers
Frank McGuinn

Also present were Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Ben Houghton, CliftonLarsonAllen, LLP, District Accountant; Lesanne Dominguez, The Architerra Group; Kevin Cox, Cox Professional Landscape Services, LLC; Irene Borisov, Summit Management & Consulting, District Manager; and Homeowners.

Call to Order

Director Messerli 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 advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Waldron reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present

was necessary to obtain a quorum or to otherwise enable the Board to act.

Agenda

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

Discuss Status of Park Design and Monument Sign (Architerra)

Ms. Dominguez updated the Board on the status of the Monument sign. Ms. Dominguez notified the Board that she had received additional information from one bidder, Mr. Erik Hofstetter with Creative Visions. Mr. Hofstetter reviewed his proposal with the Board. He noted that he is a resident in the community and is estimating that the Monument Sign can be built for the \$250,000 budget. The Board requested Ms. Dominguez review the bid from Creative Visions.

Ms. Dominguez updated the Board on the status of the Park Design. She noted that Architerra is waiting on comments from the City of Aurora (the "City") on the design plans and expects to receive them by next Friday. Ms. Dominguez stated that after the design plans are approved there will be a pre-submittal meeting with engineering staff at the City, after which the plans will be submitted to the City Engineer's review and approval can take up to 8 weeks, with a projected final approval on June 10th. Ms. Dominguez noted that she does not anticipate significant comments from the City and the Notice to Proceed with construction should be issued in late June or early July. She also noted that the plans that were submitted to the City did not include the fire pit.

Consider Approval of Additional Task and Fee Proposal for Fire Pit Design

Ms. Dominguez reviewed the proposal for the fire pit with the Board. She noted that it would cost approximately \$7,000 for the design work and approximately \$100,000 for the total construction of a 4' x 8' fire pit. The Board engaged in discussion with homeowners present at the meeting. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to not include the fire pit from in the park design plans.

Discussion with Blackstone Country Club Representative

Director Garbers introduced Irene Skrondahl, the Blackstone Country Club Membership Sales Director. Ms. Skrondahl noted that Blackstone Country Club (the "Club") anticipates building a second pool in October 2019 which will feature a kid's splash pad, kitchen, eating area for families, and a fire pit. Ms. Skrondahl informed the Board

that residents should be getting email updates and letter regarding events at the Club.

Consent Agenda

Mr. Waldron presented the items on the consent agenda to the Board. Mr. Waldron 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 21, 2019 Special Meeting Minutes
- Ratification and Approval of Payment of Claims represented by checks and online payments in the amount of \$36,871.74

Landscape Maintenance

Landscape Maintenance Report

Mr. Cox reviewed the Landscape Maintenance report with the Board. He noted that the February report has been submitted and he is requesting approval for general insect spraying. Mr. Cox noted that an email notice will be sent to residents prior to the spray being applied. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal for general insect spraying in the amount of \$3,450.00.

Mr. Cox noted that the dead tree audit will be completed in mid to late May to give the trees time to bloom. He informed the Board that mulch installation was completed last year and the damage to the mulch beds caused by snow removal will be addressed. Labor will be covered by Cox as part of their existing contract but any mulch material will be an additional cost to the District. Mr. Cox noted that the native areas look great, the irrigation system can be put back online but there is no hurry to begin spring watering.

Mr. Cox noted that there were 13 total events of snow removal in 2019 and that the last storm was the first time Cox billed the District for snow removal services.

Mr. Cox informed the Board that the new Lennar park is greatly improved but there are a number of items outstanding including drainage and erosion problems that will need to be addressed.

Discuss Review and Approve
Work Orders/Proposals

The Board requested Cox provide an annual flowers proposal and meet with the landscaping committee to make a final determination. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized Director Messerli to approve annual flowers up to \$30,000.

Update on Consilium Design
Landscape Master Plan Process

Director Messerli and Ms. Borisov informed the Board that there will be an update for the Board after the irrigation audit has been completed in mid-April and soil samples have been tested.

Discuss Snow Removal on Non-
Priority Residential Streets

Mr. Waldron reviewed comments from members of the community regarding snow removal on non-priority residential streets. Mr. Waldron informed the Board that the City does not prohibit the District from providing snow removal on non-priority residential streets. He noted that taking on snow removal on non-priority residential streets includes the risk of additional liability and increased costs to the community.

Mr. Stone commented that it is highly unlikely that the City will plow the residential streets within the District as that would require an emergency declaration by the City. He also noted that the City told him that there is nothing that prevents the District from providing this service. He would like an emergency fund setup for this purpose so that streets with serious drifts could be plowed by the District. Director Messerli stated that when there is snow in excess of one foot the District can declare an emergency but that only applies to actual snow fall, not drifts. He also stated that if someone has a medical condition or special needs there is a City phone number they can call to get assistance with snow removal, and after the storm is over, if you are snow bound, there is a another City number residents can call for help. Director Messerli stated that if the District takes on the responsibility as a community the cost could be two to three times more if the District does not have an ongoing contract. Following discussion, the Board determined to not provide snow removal on non-priority residential streets.

Other Landscaping Maintenance

Mr. Stone inquired about Tract O. Mr. Waldron informed him that the District is continuing to follow-up on the matter.

Facilities Management/District Operations

District Manager's Report

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

Covenant Enforcement/Architectural Review Matters

Ms. Borisov informed the Board that a homeowner is requesting dead trees to be replaced behind their home to include a 12-13 foot tree and 2 blue spruce trees. The trees are located on the District's property. The Board determined to defer this matter until the tree audit has been completed.

Ms. Borisov reviewed a homeowner request for 7692 S. Quantock Way for a landscape enclosure which included a 6 foot cedar fence on either side to be used for storage of lawn mower, trash, and other lawn maintenance items. Following discussion, upon a motion duly made and seconded, the request was denied.

Ms. Borisov reviewed a homeowner request to allow a wind chime or lawn art over 5 feet tall in a backyard. Following discussion, upon a motion duly made and seconded, the Board denied the request. Director O'Neill was in favor of the request.

Discuss District Website

Mr. Waldron informed the Board that the new website is live. Ms. Borisov will provide any missing information to Ms. Sosa and after distribution to the community the old website will be taken down.

Discuss Storage of Christmas Lights

Ms. Borisov informed the Board that the alternative storage rates for storage of Christmas lights range from \$250 to \$400 per month with insurance ranging from \$10 to \$20 per month. She noted that Cox is willing to store the lights for \$200 per month. Following discussion, the Board determined to store the Christmas lights with Cox Professional Landscape Services LLC and directed legal counsel to confirm the Christmas lights are covered by the District's insurance policy.

Discuss Memorandum Regarding HB19-1050

Mr. Waldron reviewed the Memorandum Regarding HB19-1050 with the Board. No action taken.

Discussion regarding 811 Membership

Mr. Waldron informed the Board of changes to 811 membership requirements. The Board directed Ms. Borisov to register the District with 811.

Other Facilities Management

Ms. Borisov informed the Board that the District Newsletter is currently being provided quarterly by Porch Light and the District could add a page or two of content if the Boards wants to do so. No action taken.

Director Messerli discussed adding signage to the community entrances off of County Line Road and Powhawton Road. The new signage would be smaller and posted in the middle column of each entrance. The Board directed Ms. Borisov to obtain proposals for signs with cursive font that matches the Club sign font.

Financial Report/Financial Matters

Financial Statements/Cash Position Report Mr. Houghton reviewed the schedule of cash position with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the schedule of cash position.

Other Financial Matters None.

Legal Matters

Other Legal Matters None.

Discuss Board Vacancy, Consider Appointment to Fill Vacancy, Administer Oath of Office, Election of Officers Mr. McGoff and Mr. Dengah presented their resumes to the Board and each discussed with the Board why they would like to join the Board. The Board determined to defer the Board appointment until the April Meeting.

Public Comment A homeowner inquired about the meeting location. The Board informed them that the meeting date was changed and there were no rooms available at the Club.

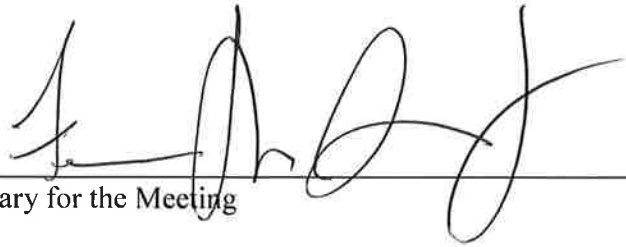
A homeowner requested additional information be provided to the residents regarding the District's mill levy, life and duration of the District bonds, and current status of District financials.

Ms. Hamilton with the landscape committee informed the Board that the committee has ideas they would like to present at the next meeting.

Directors 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.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end, positioned above a horizontal line.

Secretary for the Meeting

The foregoing minutes were approved on the 18th day of April, 2019.