

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
HIGH PLAINS METROPOLITAN DISTRICT
HELD
May 20, 2021**

A special meeting of the Board of Directors of the High Plains Metropolitan District was held Thursday, May 20, 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

Excused Absence:

Jill Shadwell

Also, in attendance were:

Chelsea Garza & Irene Borisov (RowCal), Clint Waldron (WBA), Curtis Bourgouin (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

Motion duly made by Director Erickson, seconded by Director McGoff, and upon vote unanimously carried, the Board approved the agenda.

Public Comments

No initial public comment was mentioned by members present.

Consent Agenda

- Approve April 15, 2021, Special Meeting Minutes
- Approve Payable Listing in the Amount of \$65,900.20

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Following discussion, upon a motion duly made by Director McGoff, seconded by Director O'Neill, 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. AR report will be sent to the Board once an internal RowCal audit is completed. The audit is being done to make sure that all items were transferred and accounted for when the internal accounting software systems were switched from Summit to RowCal for each client.

Other Financial Matters

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

The community Nama Change will need to be done with 1st bank – management will investigate this further to see how this can be accomplished while keeping the same bank account open.

Legal Matters

Metro District Name Change

Mr. Waldron presented the Bard with the official “Name Change” approval with the city. High Plains Metro District will now be known as Blackstone Metro District. Management will move forward with all internal and external name changes,

Other Legal Matters

Following discussion, upon a motion duly made by Director McGoff, seconded by Director Daniels, and upon vote unanimously carried, the Board approved the engagement of Altitude Law as the District’s new “Covenant Enforcement legal counsel.

Following discussion, upon a motion duly made by Director Erickson, seconded by Director O'Neill, and upon vote unanimously carried, the Board approved the temporary easement for the Cherry Creek School District for three separate areas that will be needed to enter and exit the school.

The school asked about adding a front yard entrance marquee and if the District would allow it. The Board asked for them to bring back the design with parameters and lighting specs for review.

Facilities Management/District Operations Report

Management Report: RowCal

Mrs. Borisov presented the Board with and update on the final payments to COX landscaping for their services. They should be good to go.

The Board discussed the Safety and Loss Prevention Grant Allocation of \$6700 – this will be used to pay for a percentage of the lighting that is being installed in the smaller park on Backstone Parkway and Nova Cir.

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.
- Monument on Corner of Monaghan & Mineral: Clint is working with legal counsel for Lennar to get a license agreement for this monument and the area surrounding it. Their council is not agreeing to these terms currently as they are only looking for an easement agreement – in progress.
- Maintenance Shed: This is owned and maintained by the Golf Club and the District has no authority over the area.
- Fire Station: This area is not owned by the District but the city – management will reach out to the city to see about getting it cleaned up as there have been a lot of oner complaints.
- GIS Mapping Proposal: Management has only received a few proposals for this project – will continue to work on getting several more before presented to the Board. The mapping will help provide an overall picture of all the areas and items that is owned and maintained by the District and a breakdown of other area and who owns/maintains them.

Board Action Items

Director McGoff provided feedback on the following list of items:

- Ratification of Approved Park Lighting Proposal – Blackstone & Nova:
- Consilium Entrance/Median Design Proposal:

District Committee Updates

Landscape Committee

- Punch list results have come in from Architerra – the landscape committee will investigate this further and decide on next steps.
- Landscaping Report: Ben with Landtech provided.
 - Doggie Station Hiccup: Ben has stated that they missed a few on their original list; this has been rectified and all statins have been added and will be tended to weekly.

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- Mulch refresh is within the contract and will start being done (June) as they work their way through the community on the Spring clean-up.
- Annual flowers were in on the 19th and extra soil was bought on the 21st for the planting beds.
- Next week ‘Save-a-tree’ will be in to start the weed spaying (pre-emergent) in the native areas along with Broadleaf spray.
- Beauty Band Mowing will begin in June along with the tree planting project.
- Lennar Tract Turn-over: With the Architects for the District and Lennar not agreeing to each others tur-over walks, Director Erickson asked Ben to provide a pricing list on what it would cost to fix the items on Districts Architect punch list. The Board also asked Clint to make sure that these tracts that are now being maintained by the District are added to the Districts insurance policy.
- Landtech Contract Amendment: After further discussion, Director McGoff motioned, and Director Daniels seconded to approve the amended contact to include the new Lennar areas for maintenance. Motion passed unanimously.

Design Review Committee

- Ned to be posted for Community Review.
- Place jellyfish lights, trampoline, golf carts on streets and secondary pool (golf club) discussion on the June agenda. Several Board members wanted to have further discussion about these items before decisions are made.

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 – June 8th, July 13th, and August 10th from 12-3pm – email blast will be sent out.
- Family event – June 3rd at the club (open house) – free to owners.
- Garage Sale June 4th/5th at the club and Dumpster will be delivered for one day on the 7th.
- Community Service and Social Events – need volunteers.

Website Committee

- In progress per Director McGoff
- Name change will be done, and website will be changed per “mind mapping” processes for easy to get to information tabs.

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Security/Safety Committee

- Neighborhood Watch: Tim Flanagan provided an update that he has not yet joined the neighborhood watch as an extra coordinator is needed but is continuing to speak with the city.
- Mailboxes: Director McGoff explained that there are solar options that can be added to the mailboxes themselves which run around \$1k a light and with between 50-55 mailboxes, that would run the District around \$50K-\$55K. Electricity is not an option especially when several of them are on cement pads and would need to have an 8ft utility easement. Clint to call and ask Jill with Lennar who owns the kiosk mailboxes within the community (District or Postmaster). Clint will also look into a License Master agreement with the city for all locations.

Director Items/Other Business

- SARIA/Director McGoff Meeting Update: None.
- WPRA/Director Daniels Meeting Update: None
- Board Emails from Residents: None
- Other Director Items:
 - Director Daniels provide an update on tree replacement options for owners. The Sprucery who is providing the trees for the District tree planting project will offer a reduced tree program to the owners. They will put together some information that will be sent out to the owners once approved.
 - Management will send out an email blast towards the end of June that will provide information on the District's bonds rating, name change, website relaunch and area coordinator for neighborhood watch along with several other items as needed.
 - Clint provided Director Erickson with the original costs of the Smokey Hill entrance design projects (\$25K).
 - Director O'Neill provide the Board with her resignation but ill be more than happy to stay on to hep with the social committee. She received a thank you for everyone on the call for all her years of service and hard work. Director McGoff would like to look into providing a thank you git to Director O'Neill from the community.
 - Board would like management to post the open Board position to the website and send out an email blast.

Public Comments

- Carol Hesketh provided the following information:
 - Wanted to ask for clarification on the website relaunch and proposed changes. The website will have tiles that will provide information on the Club, the city, metro, FAQ's, financials, etc.

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There will be 8 tiles in all. This will help owners to see what part of the country club is and what is part of the District.

- Casey Reinke provided the following information:
 - He wanted to have a meeting with the Board and management and help set expectations through either KPI or SLA as he feels this will get everyone and everything back in line and accountability setup.
- Chris Herren provided the following information:
 - Irrigation issues at Blackstone Parkway and Valley head Way. Ben with Landtech will have those looked at and addressed.
- Alex provided the following information:
 - He asked about the BB hoops at the renovated park on Country Clun and Clifton. Management updated the group with the following information: They are to be delivered within the week – they are commercial grade rims like used by the NBA and they were backordered due to COVID. Once received, the District handyman will get them installed.

Adjournment

There being no further business, upon a motion duly made by Director O’Neill, seconded by Director Erickson, and upon vote unanimously carried, the Board adjourned the meeting at 8:42 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 Co-Manager