

MINUTES OF A SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, April 27, 2017, at 6:00 p.m. at 7777 S.  
Country Club 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:

Kevin McGlynn  
Kevin Cahill  
Joanne Collins

All Director absences are deemed excused unless otherwise noted in these minutes.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District general counsel; Irene Borisov, Summit Management & Consulting, LLC, District manager; Sarah Hunsche, CliftonLarsonAllen, LLP, District accountant; Jerry Maness, COX Landscaping Services, LLC; Jeff Knutzen and John Scappatura, Blackstone Golf Course and members of the public.

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.

Consent Agenda

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

- a. Approve March 8, 2017 Special Meeting Minutes

- b. Review and Consider Ratification and Approval of Payment of Claims represented by checks and online payments in the amount of \$31,196.45
- c. Consider Work Order No. 29 to COX Landscape Maintenance Contract for Removal of Turf and Installation of Boulders in the Mineral Median at Country Club Parkway in the amount of \$1,550
- d. Consider Work Order No. 30 to COX Landscape Maintenance Contract for Construction Damage Property Repair throughout the District in the amount of \$2,255
- e. Consider Work Order No. 31 to COX Landscape Maintenance Contract for Median Repair on Blackstone Parkway in the amount of \$21,543.69
- f. Consider Work Order No. 32 to COX Landscape Maintenance Contract for Granite Rip-Rap Installation at the park at Blackstone Parkway and Canyon Place in the amount of \$2,030
- g. Consider Approval of Contract Addendum with Bedder Spreaders, LLC for Mulch Refresh Services
- h. Ratification of Notice of Withdrawal from Aurora Regional Improvement Authority No. 1
- i. Approval of Intergovernmental Agreement Between the City of Aurora and High Plains Metropolitan District for the Maintenance of Landscaped Property for the Neighborhood Activity Center at Blackstone Country Club Filing No. 1
- j. Approval of First Amendment to the Second Amended and Restated Intergovernmental Agreement Between the City of Aurora and High Plains Metropolitan District
- k. Moody's Investor Services Agreement

**Discussion with Golf Club Regarding Reuse Water Proposal from the City of Aurora**

Mr. Knutzen reviewed the proposal from the City of Aurora. He noted that the Golf Course will provide the District with additional information regarding the reuse water as it becomes available.

The Board engaged in discussion regarding the potential for a rebate for prior water usage at 30% versus the current usage. Mr. Knutzen noted that there is insufficient data available to make that decision.

The Board engaged in discussion regarding cost sharing for the monument sign.

Mr. Knutzen noted that the Golf Course would be seeding and blanketing the fire lane, located between 7722 and 7732 S. Quantock Way, at no cost to the District.

## **Landscape Maintenance**

### **Landscape Maintenance Report**

The landscape maintenance report was reviewed with the Board. It was noted that all pruning, aeration and fertilization was complete. Mr. Maness noted that the tree audit would be completed in May. He also noted that the irrigation has been pressurized and that COX is currently checking all zones for problems.

### **Discuss, Review and Approve Work Orders/Proposals for Consideration/Approval**

Mr. Maness reviewed with the Board a proposal to repair the pathway at the tank site and a proposal for a beauty band around fencing.

### **Discuss Water Usage Tracking and Reconciliation**

The Board engaged in general discussion. 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. She noted that the fence audit was complete.

### **Covenant Enforcement**

None.

### **Architectural Review Matters**

None.

### **Discuss, Review and Approve Work Orders/Proposals**

The Board considered a proposal for re-inspection of the detention ponds. Following discussion, upon motion duly made and seconded, the Board approved the proposal, in an amount not to exceed \$1,500.

The Board considered a proposal for a reserve study. This proposal was deferred.

### **Collection/Delinquent Accounts**

Ms. Borisov provided a general update to the Board.

### **Discuss Status of Park Planning**

Mr. Waldron provided the Board with an update and reviewed the schedule.

### **Other Facilities Management**

The Board requested that legal counsel contact the school about using the school site for an off-leash area.

## **Financial Report/Financial Matters**

### **Financial Statements**

Ms. Hunsche reviewed the financial statements with the

Board. Following discussion, upon motion duly made and seconded, the Board accepted financial statements.

2016 Audit Status Update

Ms. Hunsche provided the Board with an update.

Discuss Tax/Fee Analysis

Ms. Hunsche reviewed the tax/fee analysis with the Board.

Other Financial Matters

None.

### **Legal Matters**

Discuss Potential Refinancing of District Bonds

Mr. Waldron provided the Board with an update.

Discussion Regarding Service Plan Amendment and IGA/Update

Mr. Waldron provided the Board with an update and noted that the M&F Committee meeting was scheduled to be held on May 2, 2017, and that the City Council Hearing on the Service Plan Amendment would be held on May 15, 2017.

Other Legal Matters

None.

### **Director Items**

Discuss Monumentation and Community Identity

The Board engaged in general discussion. The Board requested that management provide names of architects to get general prices.

Other Director Items

None.

### **Other Business**

It was noted that a special meeting would be held for bond authorization in the coming weeks.

The Board also determined to cancel the next regular meeting and reschedule a special meeting for the first week of June.

### **Adjournment**

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 27<sup>th</sup> day of June, 2017.