

MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Wednesday, May 20, 2015 at 6:00 p.m. at 7777 S.
Country Club Pkwy, Aurora, CO 80016

Attendance

A regular 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
Josie O'Neill
Kevin Means

Director Balken was absent and the absence was deemed unexcused.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, Professional Corporation, Irene Borisov, Summit Association Management; Sarah Hunsche, CliftonLarsonAllen, LLP; Kevin Cox, COX Landscape Services, LLC and residents.

Call to Order

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

Agenda

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

Public Comment

Several members of the public were present. Comments included issues related to landscaping, architectural controls, meeting notices, covenant enforcement, dead trees and Board member contact information.

Consent Agenda

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

- a. Approve April 15, 2015 Regular Meeting Minutes
- b. Review and Consider Ratification and Approval of Payment of Claims represented by online payments and check nos. 4023-4030 in the amount of \$\$26,134.22 from Summit Management and Consulting, LLC
- c. Consider Acceptance of and Approve March 31, 2015 Quarterly Report
- d. Approve and Ratify Work Order No. 4 to COX Landscaping Services, LLC Contract for Turf Damage in the amount of \$485.00

**Financial Report/
Financial Matters**

Update on Transition

Ms. Hunsche provided the Board with a general update.

Status of Payment of Facility Fee Interest

Ms. Hunsche provided the Board with a general update.

Review and Consider Approval of 2014 Audit

Ms. Hunsche presented the Board with the 2014 Audit. Following discussion, upon motion duly made and seconded, the Board unanimously approved the Audit.

Review and Consider Revisions to District Fee Structure and Calculations

The Board reviewed the analysis prepared by CliftonLarsonAllen and, after lengthy discussion, determined that it was in the best interests of the District and the property owners within the District to revise the current fee structure in order to more equitably allocate operations and maintenance costs of public improvements owned and maintained by the District, as well as the costs of services provided by the District, to those benefitting from the improvements and services. Following discussion, upon motion duly made and seconded, the Board unanimously approved increasing the vacant lot fee to \$23.00 per month per lot, effective as of July 1, 2015, as well as the other changes as noted in the Third Amended and Restated Resolution Concerning the Imposition of District Fees – discussed under “Legal Matters.”

Other Financial Matters

None.

Landscape Maintenance

Review Landscape Maintenance Report

Mr. Cox reviewed the Landscape Maintenance Report with the Board and noted that there is a lot of deferred maintenance. Mr. Cox also reviewed the tree planting process and noted that COX Landscaping Services, LLC has a less than 2% tree die-off rate. He informed the Board that the decorative grasses will be cut in the Spring instead of the Fall per a request of the Board and homeowners and also let them know that the plant audit would be delayed until June.

Discuss, Review and Approve Work Orders/Proposals of Ongoing Vole Activity and Pesticide Treatment, ET Water Controllers and Common Area

Mr. Cox presented the Board with a Work Order Proposal for Various Landscape Improvements in the total amount of \$15,765.00. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal. Mr. Cox noted that once the drainage pan is cleaned it will be the responsibility, going forward, of COX Landscaping Services, LLC to keep it clean.

Mr. Cox presented the Board with two Work Order Proposals for Cut-Throughs not to exceed \$5,000.00. Following discussion, upon motion duly made and seconded, the Board approved both proposals.

Discuss Water Usage Tracking and Reconciliation

The Board was presented with a general update. 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.

Update on Garage Sale

Ms. Borisov informed the Board that the Garage Sale is scheduled to be held on June 4th and 5th and that banners for the sale had been ordered.

Covenant Enforcement

Ms. Borisov presented the Board with a general update and informed them that drives are completed two times a month. She also noted that there are many landscaping violations on hold until June 1, 2015.

Architectural Review Matters

Ms. Borisov presented the Board with a general update. No action was taken.

Discuss, Review and Approve

Ms. Borisov presented the Board with a proposal from Pet

Work Orders/Proposals	Scoop, Inc. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal for service two times a month.
Collection/Delinquent Accounts	Ms. Borisov presented the Board with a general update. No action was taken.
Other Facilities Management	None.

Legal Matters

Consider Adoption of Third Amended and Restated Resolution Concerning the Imposition of District Fees	Mr. Waldron presented the Board with the Third Amended and Restated Resolution Concerning the Imposition of District Fees. Following discussion, upon motion duly made and seconded, the Board unanimously approved the Resolution.
Other Legal Matters	None.

Director's Items

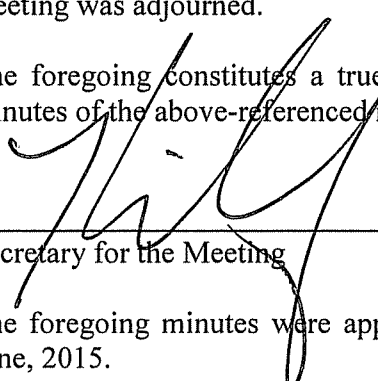
Other Director Items	None.
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Other Business

Discuss Change in Meeting Dates/Conflicts	The Board engaged in general discussion. Following discussion, upon motion duly made and seconded, the Board approved changing the regular meeting dates in June from the 17 th to the 23 rd and in November from the 18 th to the 19 th .
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Adjourn	There being no further business to be conducted, the meeting was adjourned.
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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 23rd day of June, 2015.