

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, November 9, 2017, 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
Kevin Cahill
Josie O'Neill
Joanne Collins

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

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, Professional Corporation, Irene Borisov, Summit Management & Consulting; Holli Clark, CliftonLarsonAllen, LLP; Lesanne Weller, The Architerra Group and Kevin Cox, COX Pro Landscaping, LLC.

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.

**Review Park Design Options –
Achiterra**

Ms. Weller reviewed the revised plans and playground options with the Board. It was noted that with the north-south orientation of the basketball court, the playground will need to be moved.

Ms. Weller reviewed the costs of various playground

options. She also reviewed a proposed schedule and noted the construction drawings could take 6-9 months to complete.

The Board noted that the existing shade structure needs to be enlarged and requested that there be swings included within this park or in the park being constructed by Lennar

Consent Agenda

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

- a. Approve July 20, 2017 and September 26, 2017 Special Meeting Minutes
- b. Ratification and Approval of Payment of Claims presented by checks and online payments in the amount of \$204,875.58.
- c. Approval of 2018 Annual Administrative Resolution
- d. Consider Approval of Amended and Restated Public Records Request Policy
- e. Adoption of Resolution Calling May 2018 Election
- f. Approval or Special District Public Disclosure Pursuant to 32-1-809, C.R.S.
- g. Ratification of 2016 Audit
- h. Informational Enclosure – Letter from RTD Regarding Inclusion Process

Landscape Maintenance

Landscape Maintenance Report

Mr. Cox reviewed the Landscape Maintenance Report with the Board. It was noted that all turf maintenance services have been completed, the trees have been prepped for winter, the annual flowers have been removed, and all the native has been mowed. Mr. Cox noted that he will coordinate with the golf-course regarding the irrigation shutdown.

Discuss, Review and Approve Work Orders/Proposals

The Board reviewed the Arborscape Proposal for trimming, pruning and tree health services in the amount of \$42,785. The Board determined to defer this matter.

Discuss Water Usage Tracking and Reconciliation

Ms. Borisov reviewed the Water Usage Tracking and Reconciliation with the Board. The Board engaged in a general discussion regarding the Water Usage Tracking and Reconciliation. 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.

Covenant Enforcement/Architectural Review Matters The property at 7770 S. Queensburg Way has asked for a variance regarding their back deck. Lee Designs has asked that the DRC review this variance request for approval or denial. These homes have very small backyards and have no choice but to extend the decks into the 10ft back easement. The DRC approved the variance if the homeowner obtains any needed City permits and submit written approval for this from all adjoining neighbors. Following a discussion, upon motion duly made and seconded, the Board ratified the variance request as granted by the DRC.

Mr. Borisov noted there had been several complaints about the color of the house at 26922 E. Long Cir. The Board engaged in general discussion. No action was taken.

Discuss, Review and Approve Work Orders/Proposals None

Collection/Delinquent Accounts The Board discussed outstanding collections.

Discuss District Social Event -- November 30 It was noted that the invitation for the District Social Event on November 30 was approved. The invitations will be on postcards. The District Social Event will take place from 6:00 p.m. – 9:00 p.m.

Other Facilities Management None.

Financial Report/Financial Matters

Financial Statements/Cash Position Report Ms. Clark reviewed the financial statements and cash report with the Board. Following discussion, upon motion duly made and seconded, the Board accepted the financials and cash position report.

2017 Budget Amendment Hearing Director Messerli opened the public hearing on the 2017 Budget Amendment. Mr. Waldron reported that notice of the public hearing was published in accordance with Colorado law in the Aurora Sentinel on November 2, 2017. It was noted no written comments were received prior to the meeting. There being no public comment, the hearing was closed.

Consider Adoption of Resolution Amending 2017 Budget Ms. Hunsche reviewed the Proposed 2017 Budget Amendment Resolution with the Board. The Board considered the Adoption of the 2017 Budget Amendment Resolution. Following a discussion, upon motion duly made and seconded, the Board approved the Resolution Adopting the 2017 Budget Amendment.

2018 Budget Hearing Director Messerli opened the public hearing on the 2018 Budget. Mr. Waldron reported that notice of the public hearing was published in accordance with Colorado law in the Aurora Sentinel on November 2, 2017. It was noted no written comments were received prior to the meeting. There being no public comment, the hearing was closed.

Consider Adoption of 2018 Budget Resolution Ms. Hunsche reviewed the Proposed 2018 Budget with the Board. The Board considered the Adoption of the 2018 Budget Resolution. Following a discussion, upon motion duly made and seconded, the Board approved the Resolution Adopting the 2018 Budget, certified the mill levy, and appropriated funds as set forth in the budget, subject to the final assessed valuation from the County.

Consider Approval of Auditor Proposals for 2017 Audit Ms. Clark reviewed the Auditor Proposals for the 2017 Audit with the Board. Following discussion, upon motion duly made and seconded, the Board approved the engagement of L. Paul Goedecke, P.C. for the 2017 audit.

Other Financial Matters None.

Legal Matters

ARI Authority Update

The Board determined to defer this matter.

Consider Approval of Entry Sign Design – Task Fee Proposal and Amendment to Independent Contractor Agreement with Architerra

Ms. Weller reviewed the sign design task fee proposal with the Board. Following a discussion, upon motion duly made and seconded, the Board approved the Entry Sign Design – Task Fee Proposal and Amendment to Independent Contractor Agreement with Architerra.

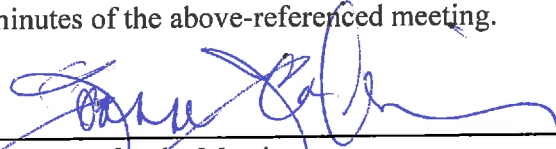
Other Legal Matters None.

Director Items/Other Business None.

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 15th day of February 2018.