

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
HIGH PLAINS METROPOLITAN DISTRICT
HELD
FEBRUARY 18, 2021**

A special meeting of the Board of Directors of the High Plains Metropolitan District was held Thursday, February 18, 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
Jill Shadwell

Also, in attendance were:

Vicky Lisa, Ken Gregg and Mike Lovick; Cherry Creek Schools
Adam; resident
Don Myers; resident
Casey Reinke; resident

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

Following discussion, upon a motion duly made by Director O'Neill, seconded by Director Erickson, and upon vote unanimously carried, the Board approved the Agendas.

Public Comment

Don Myers resigned from the Security Committee, but noted he is available to assist as needed. He expressed a shout out to Director Shadwell and Director Daniels.

Casey Reinke expressed the hope that the Board members will use a forum, not online, to air grievances as elected officials.

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Adam expressed concern regarding citizens being able to see the hostility on social media channels and hoped that the hostility will be resolved.

Consent Agenda

Approve November 17, 2020 and November 19, 2020 Special Meeting Minutes

Approve January 26, 2021 Special Meeting Minutes

Approve Payable Listing sin the Amount of \$184,374.30 and \$13,520.92.

Approve Resolution Designating Districts' 24-Hour Posting Location

Accept Informational Enclosure – District Annual Compliance Filings

Following discussion, upon a motion duly made by Director Erickson, seconded by Director O'Neill, and upon vote unanimously carried, the Board approved the Consent Agenda.

Cherry Creek Schools – Becky Lisi and Mike Lovick

Ms. Lisi reviewed the boundary process, school site, schematic design, impacted neighborhoods and noted the new school will open in August of 2022.

Ken Gregg reviewed the elementary school 45 concept plan, including parking, bus loading zones, fields and building payout.

Mr. Lovick noted that the School District would pay the costs of the legal documents and site work.

Director McGoff requested the proposed profile of the park sign connecting to the school site for Board review and approval.

Financial Report/Financial Matters

Review and Consider Acceptance of Unaudited Financial Statements

Ms. Bartow reviewed the financial report with the Board. Director Daniels requested information from the top three vendors: 1) Arrowhead Landscape, 2) Cox Landscape, 3) White Bear Ankele. This is to include all three funds. After discussion, upon a motion duly made by Director O'Neill, seconded by Director Shadwell, and upon vote unanimously carried, the Board accepted the unaudited financial statements.

Discuss 2020 Audit Process and Timing

Ms. Bartow reported the field work is scheduled for June 4th.

Other Financial Matters

Discussion ensued regarding Board compensation allocated to other funds. Is this sub-accounted for?

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Legal Matters

Consider Approval of First Amended and Restated Resolution Establishing Landscape Committee

Director Shadwell explained the background of the committee and the resolution. Director Daniels would not approve as is written. It was faulty from the start. What she would like to see is if someone is removed from their position without because it has to be agreed by the whole board... a unanimous vote. Few would want to join a purely voluntary group when they can be removed without due process. Director Daniels stated she would not endorse bad behavior. Following discussion, upon a motion duly made by Director Daniels, seconded by Director Erickson, and upon a vote of 3 for and Director Daniels and Director Shadwell against, the Board approved the First Amended and Restated Resolution Establishing Landscape committee.

Discuss District Procurement Policy

This matter was tabled.

Other Legal Matters

None.

Facilities Management/District Operations Report

Management Report: Summit

Irene reported the commercial grade BB hoops are on order. It was also reported that the management platform transition has started.

Discuss Snow Removal Coordination (Sidewalks) with Lennar and the Club

Summit reached out to Lennar and Club Corp as the District is not responsible for these sidewalks.

Board Action Items

Management Company Vote

Director Daniels noted she was the only Board member to attend ALL the presentations for the management companies. Considering cost, quality of the presentation, and making the comparable with the two other companies, Director Daniels' vote is for Neighborhood Management Inc. - Haven. Their packet was complete. They are willing to adjust to our budget and are doing a good job with our neighbors in Tallyn's Reach. They have the team to take our neighborhood forward in an organized way.

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Director O'Neill agreed with the assessment of Haven. There have been some issues with Summit on communication and follow through. Director O'Neill noted that with Summit's new partnership it will offer opportunity to get what the Board needs. She would also like to give the current vendor the opportunity for a period before making a switch.

Director Erickson noted that the Board asked Summit to get some technology, and they did that. Director Erickson suggested to give Summit a chance to move forward for one year and readdress at the end of 2021.

Director McGoff reported that he liked Advance, but they made some mistakes. Haven does not manage any Metropolitan Districts and is new to Colorado. He would like to give them a trial period.

Director Shadwell discussed Advanced. Resident response was that they responded sporadically and did not give a high level of services. The residents deserve service not just technology. The current management company is the lowest quality ever experienced. He would like legal fees reduced and more responsive on the management company.

Resident responses were: 1) 7 messages not returned, no responses; 2) outstanding ARC requests from October to better the community and there is no interaction with them; 3) they feel like the decision was made prior to the meeting. Residents would like to express concerns and want the meeting to be productive.

Following discussion, upon a motion duly made by Director Daniels, seconded by Director Erickson, and upon a vote of 3 for and Directors Shadwell and Maria Daniels opposed, the Board decided to keep Summit.

2021 Capital Spending Plan Vote

Discussion ensued regarding the 2021 capital projects below:

Park Lighting – tabled pending the school site.

Tree Plan - Upon a motion duly made by Director O'Neill, seconded by Director McGoff, and upon vote unanimously carried, the Board approved the 2021-2022 tree plans with the addition of 70 lost trees with Bob Howley in the amount of \$400,000.

Mail Kiosk Lighting – following discussion, upon a motion duly made by Director O'Neill, seconded by Director McGoff, and upon vote unanimously carried, the Board approved the mail kiosk lighting.

Park Signs – It was noted that the names have already been decided. Director Erickson will speak with the Landscape Committee.

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Entryway Enhancements – The Board will lead this with Director Erickson and the Landscape Committee.

Median Enhancements/Redesign (tall grasses) – Director Erickson will lead with the Landscape Committee to look at options to change the endcaps and corners.

District Committee Updates

Landscape Committee

Update on Park Signs and Landscaping around Large Sign

Update on Lennar tract turnover

Director Erickson reported a letter was received from the architect that they were not able to walk the are in the cold temperature. Director Erickson and Director Shadwell will attend the walk.

Landscaping Report – questions/discussion

2021-2022 Landscape Maintenance Contract

Director Daniels presented finding of RFP work session. There were proposals received from five companies. A work session is set for February 25th after 4:00 p.m.

Consider Appointing Committee Members

Director Daniels resigned from the Committee. Following discussion, upon a motion duly made by Director Erickson, seconded by Director Shadwell and upon vote unanimously carried, the Board appointed Toby Arriotola, Kate Arriotola, Dave, Gayle, Lee McCall and Cheryl Hamilton to the Landscape Committee.

Discussion ensued regarding the color annuals needing to be ordered. Director Erickson will get proposals to the Board. Upon a motion duly made by Director Erickson, seconded by Director Shadwell, and upon vote unanimously carried, the Board approved an amount not to exceed \$17,000 for color annuals.

Design Review Committee

Residential Guidelines - are in progress.

Review Covenant Enforcement Report – questions/discussion – no report

Other Updates – Director Daniels resigned.

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Advisory Committee

Advisory Committee updates – None.

Social Committee

Social Committee updates – None.

Website Committee

Landing page redesign & FAQs – Director McGoff reported he is working on a concept plan and would like direction from the Board.

Security/Safety Committee

The resignations of Director Shadwell and Director Daniels were acknowledged. Board Director to Address Community Safety – Director McGoff reported he has not had any presentations other than for patrols. Board direction was requested.

Neighborhood Watch – Meeting set for February 25th. Director Daniels resigned.

Upon a motion duly made by Director Shadwell, seconded by Director McGoff, and upon a vote of 3 to 1, the Board noted the resignations and requested names of community members for a vote at the next Board meeting.

Director Items/Other Business

Landscaping Vendor Work Session – Previously discussed.

SARIA Meeting Update – tabled.

WPRM Meeting Update – Director Daniels noted she reviewed an add from Kimberly. Director Daniels asked to add membership fees and discount process. Otherwise the add looked good.

Board Emails from Residents – tabled.

Other Director Items

Social Media Policy – not discussed.

Community Survey – not discussed.

Board Member Roles – not discussed.

Public Comment

Discussion ensued regarding rumors of a new pool built in the new Lennar section. This has not been a discussion for the District.

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Appreciation was noted regarding the difficult spot the Board is in, as everyone handles things differently. Some grateful residents have volunteered time, kept above board and got along.

Adjournment

There being no further business, upon a motion duly made by Director McGoff, seconded by Director O'Neill, and upon vote unanimously carried, the Board adjourned the meeting at 8:00 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