

MINUTES OF A SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Tuesday, June 27, 2017, at 6:00 p.m. at Blackstone  
Country Club, 7777 S. Country Club Pkwy, 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  
Drew Messerli  
Josie O'Neill

Director Cahill and Director Collins were absent. All  
Director absences are deemed excused unless otherwise  
noted in these minutes.

Also present were Clint C. Waldron, Esq. and Megan  
Murphy, Esq., White Bear Ankele Tanaka & Waldron,  
Attorneys at Law, District general counsel; Irene Borisov,  
Summit Management & Consulting, LLC, District  
manager; Lesanne Weller, The Architerra Group; Kevin  
Cox and Jerry Maness, COX Landscaping Services, LLC,  
and several homeowners.

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.

Public Comment

None

Consent Agenda

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

- a) Approval of April 27, 2017 and May 15, 2017

Special Meeting Minutes

b) Ratification and Approval of Payment of Claims represented by checks and online payments in the amount of \$39,627.02

c) Approval of Contract Addendum and Contract with NV5, Inc. for Updated Legal Description and District Boundary Map

Review and Discuss Park  
Alternative Concept Plans –  
Architerra

Ms. Weller reviewed the concept plans and plan elements with the Board and members of the public. Several homeowners commented on the proposed plans. The Board requested Ms. Weller determine the cost to relocate the playground equipment, as necessary, to accommodate a north-south court, as that is the preferred alignment. After discussion, the Board requested Ms. Weller incorporate the comments, as discussed, and provide a revised concept plan and cost estimate.

**Landscape Maintenance**

Landscape Maintenance Report

Mr. Cox reviewed the landscape maintenance report with the Board.

Discuss, Review and Approve  
Work Orders/Proposals

The Board engaged in a discussion regarding the Breeze Pathway at the tank site and the beauty band. Mr. Cox presented and reviewed work orders/proposals 437, 444 and 446 with the Board. Upon a motion duly made and seconded, the Board approved the work orders at a 5% discount. Work orders/proposals 447, 448, and 237 were put on hold.

Discuss Water Usage Tracking and  
Reconciliation

It was noted that there are four malfunctioning water meters that are unable to track water usage.

Other Landscape Maintenance

The Board engaged in a discussion regarding the Tank Site Intergovernmental Agreement. Following discussion, upon a motion duly made and seconded, the Board approved and ratified the Tank Site Intergovernmental Agreement.

It was noted that the retention area is staying moist. Mr. Cox noted that the shrubs, trees, and cattails should be cut down.

The Board also reviewed a request from the golf course to have Cox beauty band the fence line along the course. After discussion, the Board determined to deny the request.

**Facilities Management/District Operations**

Review District Manger's Report

Ms. Borisov reviewed the Blackstone General Maintenance Capital Plan with the Board.

Ms. Borisov noted that the Fall Garage Sale would take place September 8–9 after Labor Day and indicated no dumpster would be provided.

Ms. Borisov also provided the Board with a fence audit update.

Covenant Enforcement/Architectural Review Matters

The Board reviewed covenant enforcement and architectural matters and discussed the committee's approval of Lennar's Cape Cod style home. Following discussion, upon motion duly made and seconded, the Board ratified the committee's approval.

Discuss, Review and Approve Work Orders/Proposals

The Board engaged in a discussion regarding work orders and proposals. No action was taken.

Collection/Delinquent Accounts

The Board engaged in a discussion regarding collections and delinquent accounts. No action was taken.

Other Facilities Management

None.

**Financial Report/Financial Matters**

Financial Statements/Cash Position Report

The financial statements and cash position report was reviewed with the Board.

2016 Audit Status Update

The Board decided to move the discussion on the 2016 Audit to the next regular meeting on July 20<sup>th</sup>.

Other Financial Matters

The Board requested that an update be provided to the community on the outcomes and impacts of the refinancing.

**Legal Matters**

Discuss Monument Signs

The Board engaged in a discussion with Ms. Weller regarding additional monument signs. The Board asked Ms. Weller to provide monument sign options and costs to the Board.

Discuss School Site for Off-Leash Area

Mr. Waldron noted the school district has not yet had a chance to review the request from the District.

Other Legal Matters

None.

**Director Items/Other Business**

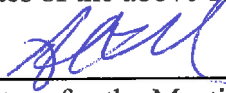
Next Meeting

The next regular meeting will take place on July 20, 2017, at 6:00 p.m.

**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 20<sup>th</sup> day of July, 2017.