

MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, February 15, 2018, 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  
Drew Messerli  
Josie O'Neill  
Joanne Collins

Director Cahill 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; Sarah Hunsche, CliftonLarsonAllen, LLP and Kevin Cox and Jerry Maness, COX Pro Landscaping, LLC.

Members of the public in attendance at the meeting are reflected on the attached sign-in sheet.

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 regular 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 unanimously approved the agenda.

Public Comment

None.

Discuss Wheatlands Park and  
Recreation Authority Recreation  
Facility (YMCA)

Ms. Armitage provided the Board with an update on the proposed Recreation Facility and financing. The Board engaged in a general discussion regarding options for the

District to have additional financial interest in the facility and membership levels. The Board engaged in a general discussion regarding submitting information to the community and polling the community to gauge interest.

Discuss Status of Park Design and Monument Design (Architerra)

Mr. Waldron provided the Board with an update regarding the status of Park Design and Monument Design. It was noted that Architerra is working on utilities and final design.

Consent Agenda

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

- a. Approve November 9, 2017 Special Meeting Minutes
- b. Ratification and Approval of Payment of Claims represented by checks and online payments in the amount of \$420,075.92.
- c. Approval of Task and Fee Proposal and First Amendment to Independent Contractor Agreement (Park Planning Services) with Architerra for High Plains Park.
- d. Approval of First Amendment to Independent Contractor Agreement (Landscaping Management/Snow Removal) with Cox Professional Landscape Services.
- e. Approval of Resolution Designating 24-Hour Posting Location

## **Landscape Maintenance**

Landscape Maintenance Report

Mr. Cox reviewed the Landscape Maintenance Report with the Board. It was noted that between March and April, the ornamental grasses will be cut down.

Discuss, Review and Approve Work Orders/Proposals

The Board engaged in a general discussion regarding outstanding work orders. Ms. Borisov reviewed Work Order No. 31 from Cox Landscaping for installation of Cobblestone along Blackstone Parkway and Country Club Parkway. Following discussion, upon a motion duly made and seconded, the Board approved, in part, Work Order No. 31 for Blackstone Parkway in the amount of \$21,543.69.

Discuss Water Usage Tracking and Reconciliation

Ms. Borisov reviewed the Water Usage Tracking and Reconciliation report with the Board. Ms. Borisov noted that one meter is still not working.

Other Landscape Maintenance

Mr. Cox reviewed the Arborscape tree care proposal in the amount of \$46,235 with the Board for consideration. Mr. Cox noted that an Arborscape representative would be able

to attend district meetings and they will let the community know 24 Hours before spraying. Following discussion, upon a motion duly made and seconded, the Board approved the proposal minus the general insect spraying.

The Board engaged in general discussion regarding pulling stakes along Blackstone. A homeowner noted the boulders are too close to the curbs and need to be moved back. The Board also discussed concerns with the City snow Removal.

### **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 Board engaged in general discussion regarding the exterior color of some houses in the District. The Board authorized Mr. Messerli and Mr. Cahill to review the colors that are out of the ordinary.

Discuss, Review and Approve Work Orders/Proposals None.

Discuss Collection/ Delinquent Accounts The Board engaged in a general discussion.

Other Facilities Management Ms. Borisov reviewed the First Amendment to Independent Contractor Agreement with Waste Management of Colorado, Inc. for Trash and Recycling Services with the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the first amendment.

### **Financial Report/Financial Matters**

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

Ms. Hunsche noted that she is working on December 31, 2017 Financials and the 2017 Audit should be ready for the May 17, 2018 regular meeting. Ms. Hunsche noted that in 2017 the District saved 30% on debt service payments, and that over the life of the bonds, there will be \$7,200,000 in

present value savings.

Other Financial Matters

None.

### **Legal Matters**

ARI Authority Update

Mr. Waldron reviewed the current Master Plan for the Harvest Road Extension with the Board. He also reviewed the proposed additions of the Gun Club Road Widening and Aurora Parkway Pinch Point to the Master Plan. Following discussion, upon a motion duly made and seconded, the Board authorized Director McGlynn to approve the addition of the Gun Club Road Widening Design Costs and Aurora Parkway Pinch Point to the Master Plan.

Discuss Status of Lennar Improvements and Infrastructure Acceptance Policy

Mr. Waldron noted that the Lennar Improvements will be ready to be turned over to the District this summer, and advised the Board to consider adopting an improvement acceptance policy. After discussion, the Board requested legal counsel work on a draft improvement acceptance policy.

Discuss Service Contracts

None.

Other Legal Matters

None.

### **Director's Items/Other Business**

The Board engaged in general discussion regarding installation and options for lighting at mailbox locations.

The Board discussed installation of rock at 2071-33-4-01-019 Property owned by the district. Mr. Cox will provide an estimate for this work.

Adjourn

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.

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Secretary for the Meeting

The foregoing minutes were approved on the 24th day of April, 2018.