

MINUTES OF A SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Tuesday, November 29, 2016, at 6:00 p.m. at 7777  
S. Country Club Pkwy, Aurora, CO 80016.

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  
Kevin Cahill  
Josie O'Neill  
Joanne Collins

All Director absences are deemed excused unless otherwise noted in these minutes.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, P.C.; Irene Borisov, Summit Management & Consulting, LLC.; Sarah Hunsche, CliftonLarsonAllen, LLP and Kevin Cox, COX Landscaping Services, 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.

Public Comment

Several members of the public were present. A comment was made regarding installation of pools behind homes requiring compliance with the guidelines.

Consent Agenda

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

- a. Approve August 30, 2016 and October 18, 2016 Special Meeting Minutes
- b. Review and Consider Ratification and Approval of Payment of Claims represented by check nos. 1571-1574 in the amount of \$24,513.63 from CliftonLarsonAllen, LLP and check nos. 4213-4223 and online payments in the amount of \$43,874.80 from Summit Management and Consulting, LLC
- c. Consider Work Order No. 6 to Full Spectrum Lighting Contract for Replacement of Ground Floods in the amount of \$3,300
- d. 2017 Annual Administrative Resolution
- e. Special District Public Disclosure Pursuant to § 32-1-809, C.R.S.
- f. Resolution Regarding the Processing and Collection of Delinquent Fees

**Financial Report/  
Financial Matters**

**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.

The Board determined to write-off \$31,811 in capital project retainage.

The Board also determined to transfer the balance in the Debt Service Revenue Fund to the Capital Projects Fund.

**Review September 30, 2016  
Financial Statements**

Ms. Hunsche reviewed the September 30, 2016 financial statements with the Board. Following discussion, upon motion duly made and seconded, the Board accepted the financials.

**Consider Approval of L. Paul  
Goedecke, P.C. Engagement Letter  
for Auditor Services**

Ms. Hunsche presented the Board with the L. Paul Goedecke, P.C. Engagement Letter for Auditor Services for consideration. Following discussion, upon motion duly made and seconded, the Board approved the engagement, in an amount not to exceed \$4,950.

**2016 Budget Amendment  
Hearing/Adoption of Resolution to  
Amend 2016 Budget**

Mr. Waldron reported that the public hearing was published in accordance with Colorado law in the *Aurora Sentinel* on November 17, 2016. It was noted no written comments were received prior to the meeting. The budget amendment hearing was opened. There being no public comment, the hearing was closed.

Ms. Hunsche reviewed the proposed 2016 Budget

Amendment with the Board. Following discussion, upon motion duly made and seconded, the Board approved the amended budget and budget amendment resolution.

**2017 Budget Hearing/Adoption of Budget Resolution**

Mr. Waldron reported that the public hearing was published in accordance with Colorado law in the *Aurora Sentinel* on November 17, 2016. It was noted no written comments were received prior to the meeting. The budget hearing was opened. There being no public comment, the hearing was closed.

Ms. Hunsche reviewed the proposed 2017 Budget with the Board. The Board considered adoption of the 2017 Budget Resolution. Following discussion, upon motion duly made and seconded, the Board approved the resolution, adopting the budget, appropriating funds therefor and certifying twenty (20) mills for the general fund, fifty (50) mills for the debt service fund and one (1) mill for the contractual obligations fund.

**Other Financial Matters**

None.

**Landscape Maintenance**

**Landscape Maintenance Report**

Mr. Cox provided the Board with an update and noted that the sprinklers had been blown out, that the new LED holiday lights were hung, that the maintenance of the retention and detention ponds was ongoing, that the site line pruning was occurring weekly and that the District was continuing to water trees due to dryness and lack of moisture.

Mr. Cox also indicated that some of the lots that are currently owned by Lennar are being maintained by the District. The Board directed Ms. Borisov to discuss this issue with Lennar and asked Mr. Cox to provide a proposal for the work being done.

**Discuss Results of Community Drive**

The Board engaged in general discussion regarding a proposed redesign of the landscape. No action was taken.

**Discuss, Review and Approve Work Orders/Proposals**

Ms. Borisov presented a proposal for re-inspections of the detention ponds to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the proposal.

**Discuss Water Usage Tracking and Reconciliation**

The Water Usage Tracking and Reconciliation Report was reviewed and discussed. The Board asked Ms. Borisov to discuss the report with the golf club.

Other Landscape Maintenance	<p>The Board engaged in discussion regarding repair of the grass and boulders on Mineral and Country Club Parkway.</p> <p>The Board engaged in discussion regarding the trash located around the Richmond Homes sites by the vacant school lot. No action was taken.</p> <p>The Board discussed the Lennar lots previously maintained by the District and directed Ms. Borisov to discuss with Lennar.</p>
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**Facilities Management/District Operations**

Review District Manager’s Report	Ms. Borisov reviewed the District Manager’s Report with the Board.
Covenant Enforcement	None.
Architectural Review Matters	None.
Discuss, Review and Approve Work Orders/Proposals	None.
Collection/Delinquent Accounts	Ms. Borisov provided the Board with an update. No action was taken.
Detention Pond Inspection Report	The Board discussed this agenda item earlier in the meeting.
Other Facilities Management	Mr. Waldron noted he had received a call from Lennar regarding acceptance of fencing. He indicated he would follow-up regarding the same.

**Legal Matters**

Discuss High Plains Park Improvements

Consider Proposal from Valerian, LLC for Park Improvements	<p>The Board engaged in discussion. Following discussion, upon motion duly made and seconded the Board determined to send out a community survey to get information from community members regarding the park improvements.</p>
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The Board deferred the proposal from Valerian, LLC.

Consider Approval of Intergovernmental Agreement with

Director McGlynn reviewed the plant audit with the Board. The Board reviewed the Intergovernmental Agreement

the City of Aurora for the Maintenance of the Blackstone Tank Site (Tract V, Block 11, Filing No. 1)

with the City of Aurora for the Maintenance of the Blackstone Tank Site (Tract V, Block 11, Filing No. 1), and engaged in discussion. Following discussion, upon motion duly made and seconded, the Board approved the agreement, subject to final legal review and review by Director McGlynn.

Discuss Potential Refinancing of District Bonds

The Board engaged in general discussion. No action was taken.

Other Legal Matters

None.

**Director's Items**

Other Director Items

None.

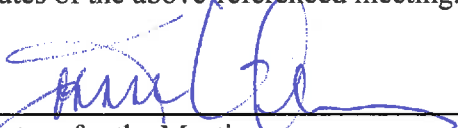
**Other Business**

The Board engaged in general discussion regarding the regular meeting schedule. Following discussion, upon motion duly made and seconded, the Board determined to add February to the regular meeting schedule and to reschedule April's regular meeting from the 20<sup>th</sup> to the 27<sup>th</sup>.

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 2<sup>nd</sup> day of February.