

**RECORD OF PROCEEDINGS
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
WHISPERING PINES METROPOLITAN DISTRICT NO. 1**

Tuesday, January 9, 2024 - Zoom Videoconference

BOARD OF DIRECTORS IN ATTENDANCE:

A special meeting of the Board of Directors of Whispering Pines Metropolitan District No. 1, City of Aurora, Arapahoe County, Colorado, was called and held as shown above and in accordance with Colorado state statutes as applicable, with the following Directors present and acting:

Tim Strach	(by videoconference)
Matt Kehoe	(by videoconference)
Tyler March	(by videoconference)
Joseph DiBiasio	(by videoconference)
Hector Guitron	(by videoconference)

ADDITIONAL ATTENDEES (by videoconference): Lisa Mayers, District Counsel, Spencer Fane LLP; Phyliss Brown, District Accountant, Community Resource Services, Angela Elliott and Joe Saunders, District Managers and Marlene Pappas, Teleos Management Group; and, members of the public.

I. ADMINISTRATIVE MATTERS

A. Call to Order/Establish Quorum

The Board noted that a quorum was present for the purpose of conducting a meeting of the Board of Directors of Whispering Pines Metropolitan District No. 1, and the meeting was called to order at 6:30 p.m.

B. Disclosure of Potential Conflicts of Interest

Director DiBiasio disclosed as a potential conflict of interest that he owned the company that was awarded the contract to paint/stain the interior and exterior of the clubhouse at Whispering Pines. At the November 28, 2023 regular meeting, prior to the Board voting to approve a painting contractor from 3 submitted proposals, Director DiBiasio abstained in the voting process.

The Board noted that no other disclosure statements were necessary.

C. Approval of Agenda and Meeting Location

Director DiBiasio asked to amend the agenda by adding a discussion under Pool and Clubhouse Committee report for a feasibility study that allows a coffee business to sell coffee and products in the clubhouse.

The Board reviewed the amended meeting agenda and location of meeting. Following discussion and upon motion made by Director DiBiasio, seconded by Director March, upon vote and unanimously carried, the Board approved the meeting agenda as amended.

D. Consider Approval of the Minutes of the November 28, 2023 meeting.

Following discussion and upon motion made by Director March, seconded by Director Kehoe, upon vote and unanimously carried, the Board approved the Minutes of the November 28, 2023 meeting.

II. FINANCIAL MATTERS

A. Review and Ratify the Payment of Claims

The Board received the Payment of Claims, check #'s 19-36 and EFT's 13-27 totaling \$108,983.33 for claims paid through January 5, 2024.

Following discussion, on motion duly made by Director Strach, seconded by Director Kehoe, and upon vote unanimously carried, the Board ratified the claims paid through January 5, 2024, in the amount of \$108,983.33.

B. Review and Accept the December, 2023 Financial Statements

Ms. Rodriguez reviewed the December, 2023 Financial Statements with the Board. The General Fund ending balance as of December 31, 2023, was \$292,964. As of December 31, 2023 the Capital Fund balance was \$171,857, and the ending balance of \$336,982 remained in the Debt Service Fund.

Following discussion, upon motion duly made by Director March, seconded by Director Kehoe, upon vote and unanimously carried, the Board accepted the December 31, 2023 financial statements as presented.

C. Review and Consider Approval of Cash Flow Position

Following discussion, upon motion duly made by Director Strach, seconded by Director Kehoe, upon vote and unanimously carried, the Board accepted the Cash Flow position as presented.

D. Update on Final Assessed Valuation and Certification of Mill Levies

Director Strach discussed the final assessed valuation of the mill levies and certified the General Fund mill levy is 30.500 and Capital Fund mill levy is 26.000.

III. Director Matters

A. Operations Committee Report

Director Kehoe updated the Board on the discussions with the City of Aurora to authorize the District's contractor to remove snow from some of the residential streets. The IGA will start at the next snow removal season with a term that expires in 5 years. The agreement can be cancelled with a 30-day notice by either party. More updates will be provided at

next regular meeting.

Director Kehoe reviewed a summary of the 4 landscaping and snow removal companies who provided proposals to provide landscaping maintenance and snow removal services from April, 2024 to December 31, 2027.

Following discussion, upon motion duly made by Director Kehoe, seconded by Director Strach, upon vote and unanimously carried, the Board approved the proposal submitted by Brightview Landscape Services, as presented.

B. Finance Committee Report

Director Strach reviewed the 2024 certified mill levies of the General and Capital Funds totaling 56.613.

C. Covenant Enforcement Committee Report

Directors March and Strach reviewed the variance request from 8166 S. Jackson Gap Street. The variance request asked the Board to grant removing their tree in the tree lawn strip and replace it with sod.

Following discussion, upon motion duly made by Director March, seconded by Director Kehoe, upon vote and unanimously carried, the Board approved suspending any action associated with having a dead tree in the tree lawn area at 8166 S. Jackson Gap Street. The Board will reevaluated the variance in the fall of 2024.

D. Design Review Committee Report

Ms. Cuthbertson reviewed the 10 applications received by the Committee noting 5 were auto approved, 2 were approved with conditions, 2 no vote and 1 incomplete.

E. Planning Committee Report

1. Discuss and Possible Action on 2024 Landscape Contract

The Board reviewed and discussed the landscape and snow removal services and unanimously approved the proposal submitted by Brightview Landscape Services for a term of April 1, 2024 to December 31, 2027.

F. Social Committee/ Communication Committees

Ms. Dilts did not have an update for the Board.

G. Update on Design Guidelines

Director Kehoe explained that the guidelines that have been recently updated have been uploaded on Whispering Pines's web site.

H. Pool and Clubhouse Report

Director DiBiasio discussed having a local coffee business sell coffee and other products out of the clubhouse. He felt that a feasibility study should be conducted to see if the business would attract customers to the clubhouse. An update would be provided at March 5, 2024 regular meeting.

1. Tesla's Charging Stations

Director DiBiasio discussed the averages of installing charging stations at the clubhouse and will be researching the equipment and costs.

IV. Management Report

A. Management Report November 25, 2023 to January 9th, 2024

There were no questions asked of Management.

B. Ratify Davey Tree Winter Watering Proposal

Following discussion, upon motion duly made by Director Kehoe, seconded by Director March, upon vote and unanimously carried, the Board ratified Davey's Tree Winter Watering Proposal as presented.

C. Discussion on Dead Trees down behind 7844 Grand Baker Court

Following reviewing and discussing the dead trees that have fallen, Director Kehoe directed Teleos Management to contact the City of Aurora to have them remove the trees on their property. Proposals will be provided for the removal of dead trees on the District's property.

D. Discuss Bid on Tree Behind 7844 S. Haleyville Court

Following reviewing and discussing Davey's proposal to remove the dead tree behind 7844 S. Haleyville Court, the Board asked to provide 2 more bids and tabled the issue until the March 5, 2024 meeting.

E. Discuss Bid on Shrub Replacement by Brightview

Following discussing of Brightview's proposal to replace the dead shrubs throughout the community, the Board decided to table the decision until the March 5, 2024 meeting.

F. Discuss 2024 Designated Posting Place

Following discussion, upon motion duly made by Director Kehoe, seconded by Director Strach, upon vote and unanimously carried, the Board approved designating the 2 posting places to be the clubhouse and Whispering Pines's web site.

G. Date for Annual Meeting

Following discussion, WPMD Annual Meeting is scheduled for April, 2024.

V. Legal Items

A. SARIA – Proposal to Modify Member District ARI Mill Levies and Service Plan Amendments

SARIA's proposed modification to the member District ARI Mill Levies and service plan amendments were discussed.

VI. PUBLIC COMMENT

Attendees are given the opportunity to address the Board regarding District and community-related matters with each comment limited to three minutes.

Four homeowners discussed the ice buildup around 2 mailbox kiosks, the mill levy

changes and drainage issues on sidewalks throughout the community.

VII. OTHER BUSINESS

Community Manager Saunders discussed the problems of the ice building up after a storm around the mail kiosks on E. Clifton Drive and Nova Place. The contractor estimates the costs to manually break up the ice to be around \$1,300 each time. The contractor will look into the cost of using an ATV around each mailbox kiosk to help with preventing ice buildup.

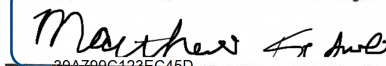
VIII. CONTINUATION / ADJOURNMENT

With no further business having come before the Board, Director Strach adjourned the meeting at 8:11 p.m.


Next Meeting – March 5, 2024 at 6:30 PM

The foregoing minutes make up a true and correct copy of the record of proceedings of the regular meeting of the Board held on January 9, 2024, and was approved by the Board of Directors of the Whispering Pines Metropolitan District No. 1.

Respectfully Submitted by:


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Board of Directors President


Secretary for the Meeting