

**NOTICE AND AGENDA
REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
WHISPERING PINES METROPOLITAN DISTRICT #1**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Whispering Pines Metropolitan District #1 (the “District”), of County of Arapahoe, Colorado, will hold a regular meeting at 6:30 p.m., or as soon as thereafter possible, on March 4, 2025, by telephone and video conference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: March 4, 2025

Time: 6:30 p.m.

Location: Virtual

Video:

<https://us06web.zoom.us/j/82690695816?pwd=TGqnLLGwthXVTvDdHbcxJTtRpDSqmZ.1>

Call-In Number: 720/707-2699 (Denver)

Meeting ID: 826 9069 5816

Passcode: 186068

AGENDA

BOARD OF DIRECTORS

Matt Kehoe, President, (2023-2027)

Joseph DiBiasio, Vice President (2023-2025)

Tim Strach, Treasurer (2023-2025)

Tyler March, Assistant Secretary (2023-2025)

Hector Guitron, Assistant Secretary (2023-2025)

1. Call to Order
2. Present Disclosures of Potential Conflicts of Interest
3. Consider Approval of Agenda
4. SARIA Master Plan Discussion and Service Plan Amendment (Tom George, Attorney for SARIA and Claude Selitrennikoff)
5. Public Comment
6. Review and Approve the Minutes of January 7, 2025, Meeting (enclosure)

7. Legal Matters
 - a. Update on election 2025
8. Director's Matters
 - a. Operations Committee Report (Director Kehoe)
 - i. Discussion and possible action on Landscape and Snow Removal Contracts 2025-2027
 - ii. Landscape Committee
 - iii. Bent tree discussions
 - b. Finance Committee Report (Director Strach)
 - c. Covenant Enforcement Committee Report (Directors March and Strach)
 - i. Discussion on gates to common areas
 - d. Design Review Committee Report (Rita Cuthbertson)
 - e. Planning Committee Report (Director Kehoe)
 - f. Social Committee/Communication Committees (Noelle Dilts)
 - i. Annual meeting date
 - g. Pool and Clubhouse Report (Director DiBiasio)
 - i. Upgrade in clubhouse cameras
9. Financial Matters
 - a. Ratify Payments of Claims (enclosure)
 - b. Financial Statements (enclosure)
 - c. Cash Flow position (enclosure)
10. Management Matters
 - a. Management Report
 - b. City of Aurora Grant seminar
 - c. Approval of Dog Station bids
 - d. Update on Fence painting, Filing 3
 - e. Update on Filing 4 fence painting
 - f. Bids on Clubhouse cleaning
 - g. TCW Risk Management agreement
 - h. Prime plumbing and heating inspection in spring
11. Other Business
12. Continuation/Adjournment