

**REGULAR MEETING
OF THE BOARD OF DIRECTORS
WHISPERING PINES METROPOLITAN DISTRICT NO. 1
AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expires:</u>
Jeff Grabinski	President	May 2025
Dave Kitchel	Director	May 2025
Tim Strach	Director	May 2025
Matt Kehoe	Director	May 2027
Vacancy		May 2027

<u>Consultants</u>		
Teleos Management	Angela Elliott	Manager and Secretary
Spencer Fane LLP	Lisa Mayers	District Counsel
Community Resource Services	Diane Rodriguez	District Accountant

DATE: Tuesday, June 20, 2023
TIME: 6:30 p.m.
PLACE: All participation in this meeting will be by videoconferencing, to join please follow the instructions below:

Join Zoom Meeting

<https://us06web.zoom.us/j/89446760436?pwd=c3FtYjNybExyZ0xtdkRVaG5uSmlhdz09>

Meeting ID: 894 4676 0436

Passcode: 313213

One tap mobile

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+17207072699,,89446760436# US (Denver)

I. ADMINSTRATIVE MATTERS

- A. Call to Order
- B. Present Disclosures of Potential Conflicts of Interest
- C. Approval of Agenda
- D. Discussion and Consider Officer Appointments
- E. Review and approve the minutes of the April 18, 2023, special meeting minutes (**enclosure**)

II. LEGAL MATTERS

- A. Discuss Board Vacancy

III. FINANCIAL MATTERS

- A. Review and ratify the payment of claims (**enclosure**)
- B. Review and accept financial statements as of May 31, 2023 (**enclosure**)
- C. Cash flow position as of May 31, 2003 (**enclosure**)
- D. Discussion and action on signor for banking if changing
- E. Discussion and action on second bill approver if changing
- F. Discussion on amending the 2023 budget due to refinancing
- G. Ratification of 2023 Bond dollars invested in Colo Trust

IV. DIRECTOR MATTERS

- A. Discussion and action on district board member committees
- B. Discussion on district board members email addresses

- C. Discussion on SARIA board member representative
- D. Discussion on who owns what on Sampson Gulch
- E. Buildout Committee report (Director Kitchel)
- F. Finance Committee report
- G. Operations Committee report (Director Grabinski)
- H. Covenant Enforcement Committee report (Director Strach)
- I. Design Review Committee report (Kelly Ellis and Rita Cuthbertson)
 - Request for variance on gate to non-district property– 7902 S. Langdale
- J. Planning Committee report (Director Kitchel)
- K. Social Committee/Communication Committees

VI. MANAGEMENT REPORT

- A. Management report April 13 through June 16, 2023 (**enclosure**)
- B. Update on mulch installation and approval of additional area bid (**enclosure**)
- C. Discussion and action on fence bids (**enclosure**)
- D. Discussion on fence repairs and wrong paint color
- E. Update on pool repairs and damages
- F. Discussion on trash enclosure
- G. Discussion on Safety and Loss program - \$3451.97 (cameras)
- H. Discussion on budget for pool furniture and authorization to purchase additional umbrellas
- I. Discussion and approval for new software to facilitate covenant enforcement and architectural control processes
- J. Discussion and possible approval of software to issue fines
- K. Discussion on tree replacement update (**enclosure**)
- L. Discussion and possible action on HVAC and Plumbing Service Maintenance Agreement
- M. Discussion on future meeting dates and times – August and December meetings

VII. PUBLIC COMMENT Members of the public may express their views to the Board on matters that affect the district. Comments will be limited to three (3) minutes per person

VIII. OTHER BUSINESS

X. ADJOURNMENT

Next Meeting August 15, 2023