

**NOTICE AND AGENDA  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
WHISPERING PINES METROPOLITAN DISTRICT NO. 1**

NOTICE IS HEREBY GIVEN that the Board of Directors of the **WHISPERING PINES METROPOLITAN DISTRICT NO. 1**, in the City of Aurora, Arapahoe County, Colorado, will hold a special meeting on Monday, July 1, 2024, at 6:30 p.m., or as soon thereafter as possible, via telephone and videoconference as noted below. The meeting is 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: Monday, July 1, 2024  
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/81381178520?pwd=Yrs1XoqbdMDG62fZ9CXayBmj6XbF62.1>  
Meeting ID: 813 8117 8520  
Passcode: 157249  
720-707-2699 (Denver)

**AGENDA**

**Board of Directors**

Matt Kehoe  
Tim Strach  
Tyler March  
Joseph DiBiasio  
Hector Guitron

**Office**

President  
Treasurer  
Director  
Director  
Director

**Terms:**

(2023-2027)  
(2023-2025)  
(2023-2025)  
(2023-2025)  
(2023-2025)

**Consultants**

|                             |                 |                       |
|-----------------------------|-----------------|-----------------------|
| Teleos Management           | Angela Elliott  | Manager and Secretary |
| Spencer Fane LLP            | Lisa Mayers     | District Counsel      |
| Community Resource Services | Diane Rodriguez | District Accountant   |

**I. ADMINSTRATIVE MATTERS**

- A. Call to Order
- B. Present Disclosures of Potential Conflicts of Interest
- C. Approval of Agenda and Meeting Location
- D. Review and approve the minutes of May 7, 2024, meeting (enclosure)

**II. FINANCIAL MATTERS**

- A. Review and Ratify the Payment of Claims (**enclosure**)
- B. Review and Accept the May 31, 2024, Financial Statements (**enclosure**)
- C. Review and Consider Approval of Cash Flow Position (**enclosure**)
- D. Discussion and Possible Acceptance of 2023 Audit (**enclosure**)

### **III. DIRECTOR MATTERS**

- A. Operations Committee Report (Director Kehoe)
  - a. Update on new website
- B. Finance Committee Report (Director Strach)
- C. Covenant Enforcement Committee Report (Directors March and Strach)
  - a. 7982 S Kewaunee Way tree request
  - b. Possible variance request on 7855 S. Grand Baker Street gate to common area
  - c. Flag amendment language (**enclosure**)
- D. Design Review Committee Report (Rita Cuthbertson)
  - a. Appointment of Scott Murdock, Dan Galasso and Paul Koenning to the Design Review Committee
- E. Planning Committee Report (Director Kehoe)
- F. Social Committee/Communication Committees (Noelle Dilts)
  - a. Annual Meeting Update August 17, 2024
- G. Update on Design Guidelines (Director Kehoe)
- H. Pool and Clubhouse Report (Director DiBiasio)
  - a. Whispering Pines Rules and Regulations

### **IV. MANAGEMENT REPORT**

- A. Management Report June 30, 2024 (**enclosure**)
- B. Discussion fence bids (**enclosure**)
- C. Discussion on tree replacement update (**enclosure**)
- D. Discussion and possible action on HVAC and Plumbing Service Maintenance Bids
- E. \$600 Fence Repair - 8156 S. Jackson Gap
- F. Too many grills on back yard

### **V. LEGAL ITEMS**

- VI. 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)

### **VII. OTHER BUSINESS**

- A. Discussion on Tract D ownership and maintenance responsibilities

### **VIII. CONTINUATION/ADJOURNMENT**

**Next Meeting September 2, 2024**