

**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>
Matt Kehoe	President	May 2027
Tim Strach	Treasurer	May 2025
Tyler March	Director	May 2025
Vacancy	Director	May 2027
Vacancy		May 2027

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

DATE: Tuesday, October 17, 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/85995408555?pwd=0hRo4Pk7fF33zn9DJ8ceF02kyRdb9x.1>

Meeting ID: 859 9540 8555

Passcode: 828675

Call in Number: 720-7072699

I. ADMINSTRATIVE MATTERS

- A. Call to Order
- B. Present Disclosures of Potential Conflicts of Interest
- C. Approval of Agenda
- D. Review and approve the minutes of the August 15, 2023, and August 22, 2023, special meeting minutes (**enclosures**)

II. LEGAL MATTERS

- A. Discuss Board Vacancies and Consider Appointments to Board
- B. Ratify 2022 Annual Report (**enclosure**)

III. FINANCIAL MATTERS

- A. Review and ratify the payment of claims (**enclosure**)
- B. Review and accept financial statements as of September 30, 2023 (**enclosure**)
- C. Cash flow position as of September 30, 2023 (**enclosure**)
- D. Discussion on preliminary 2024 budget (**enclosure**)

IV. DIRECTOR MATTERS

- A. SARIA Presentation
- B. Discussion and action on district board member committees
- C. Finance Committee report (Director Strach)
 - a. Budget Study Session week of November 13, 2023
- D. Operations Committee report (Director Kehoe)
 - a. Discussion on City of Aurora property regarding perimeter fencing
 - b. Discussion on rental clubhouse to businesses

- c. Discussion on application to City of Aurora for district snow removal
- E. Covenant Enforcement Committee report (Director Strach)
- F. Design Review Committee report (Kelly Ellis and Rita Cuthbertson)
 - a. Variance: 8068 S. Fultondale rear jelly fish lighting
- G. Planning Committee report (Director Kehoe)
- H. Social Committee/Communication Committees (Noelle Dilts)
- I. Update on Design Guidelines (Director Kehoe)

VI. MANAGEMENT REPORT

- A. Management report August 12, 2023, through October 10, 2023 (**enclosure**)
- B. Discussion on tree replacement update (**enclosure**)
- C. 2024 Landscaping/Snow Removal Bids
- D. 2024 other bids: erosion issue/retaining wall/concrete pool deck area/monument wiring
- E. Holiday lighting proposal
- F. Website enhancement cost

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 November 28, 2023, 5:30 Town Hall meeting
6:30 Budget Hearing and Special Meeting**