

**SPECIAL 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>
Claude Selitrennikoff	President	May 2023
David Collins	Treasurer	May 2023
Jeff Grabinski	Asst. Secretary	May 2025
Vacant	Asst. Secretary	May 2025
David Kitchel	Asst. Secretary	May 2025

<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: Wednesday, December 7, 2022
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/86192461566?pwd=clhYVTZEBFA2VksQNldmRHlyRIAzZz09>

Meeting ID: 861 9246 1566

Passcode: 734849

One tap mobile

+17207072699,,86192461566#,,,,*734849# US (Denver)

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 November 1, 2022, and November 14, 2022 meeting minutes

II. LEGAL MATTERS

- A. Discussion and possible adoption of Amended Resolution to Impose Transfer Fees

III. BOND UPDATE

IV. FINANCIAL MATTERS

- A. Review and ratify the payment of claims (**enclosure**)
- B. Review and accept the October 2022, financial statements (**enclosure**)
- C. Cash flow position (**enclosure**)
- D. Conduct Public Hearing on the proposed 2023 Budget and consider adoption of Resolution to adopt the 2023 Budget, Set Mill Levies and Appropriate Sums of Money (**enclosure**)
- E. Conduct Public Hearing on the proposed Amendment to the 2022 Budget and consider adoption of Resolution to adopt the Amended 2022 Budget, if necessary (**enclosure**)

V. DIRECTOR MATTERS

- A. Discussion and possible action on appointment of Tim Strach as a Board member (**enclosures**)
- B. Discussion and possible action on appointment of Covenant Enforcement Committee Chairperson
- C. Finance Committee report (Director Collins)
- D. Buildout Committee report (Director Kitchel)
- E. Covenant Enforcement Committee report (Management)
- F. Discussion of Section 2.6 of the guidelines (artificial turf) and possible revision to guidelines (**enclosure**)
- G. Design Review Committee report (Kelly Ellis and Rita Cuthbertson)
 - a) Variance request on 8016 S. Langdale Ct. Sec. 2.34
 - b) Variance request on 7921 S. Langdale Way, Sec. 2.6
- H. Planning Committee report (Director Kitchel)

VI. MANAGEMENT REPORT

- A. Management report October 21 through December 1, 2022 (**enclosure**)
- B. Consider Adoption of 2023 Annual Administrative Resolution (**enclosure**)
- C. Consider Approval or Property and Liability Schedule and Limits and Renewal of Property and Insurance Liability Coverage and SDA Membership (**enclosure**)
- D. Ratification of 2021 Annual Report (enclosure)
- E. Consider approval of 2023 Davey tree proposal for winter watering and deep root fertilization

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