

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Directors of the WHISPERING PINES METROPOLITAN DISTRICT #1, within the City of Aurora, Arapahoe County, Colorado, will hold a special meeting at 6:30 p.m. on Tuesday, November 1, 2022. This meeting will be held by teleconference and can be joined through the directions below and 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.

BY ORDER OF THE BOARD OF DIRECTORS:
WHISPERING PINES METROPOLITAN DISTRICT #1
By: /s/ Angela Elliott, District Manager

AGENDA

<https://us06web.zoom.us/j/84011095746?pwd=RUNvRjJUMWp5enhzUytpeDE0eWxqQT09>

Meeting ID: 840 1109 5746

Passcode: 507442

One tap mobile

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I. ADMINISTRATIVE MATTERS

- A. Call to Order
- B. Present Disclosures of Potential Conflicts of Interest
- C. Review and Approve the minutes of the August 23, 2022, regular meeting (**enclosure**)
- D. Acknowledge and accept the resignations of Directors Alabado and Harvey
- E. Approval of Agenda

II. LEGAL MATTERS

- A. Executive Session: (if needed, an executive session may be called pursuant to and for the purposes set forth in Section 24-6-402(4), C.R.S., after announcement of the specific topic for discussion and statutory citation authorizing the executive session, and a vote of two-thirds of the quorum of the Board present).
- B. Discussion on Axis oil drilling
- C. Consider adoption of Resolution calling Regular Election 2023

III. FINANCIAL MATTERS

- A. Review and ratify the payment of claims (**enclosure**)
- B. Review and accept the September 2022, financial statements (**enclosure**)
- C. Cash flow position (**enclosure**)
- D. Discussion on 2023 preliminary budget (**enclosure**)
- E. Discussion and possible action on Fee Agreement for 2022 Audit (**enclosure**)

F. Update on Bond Refunding (Directors Collins and Selitrennikoff)

IV. DIRECTOR MATTERS

- A. Discussion and possible action on appointment of Jeff Grabinski as a Board member (**enclosures**)
- B. Discussion and possible action on appointment of Operations Committee Chairperson
- C. Appointment of O. Karl Kasch as special advisor to the Board
- D. Finance Committee report (Director Collins)
 - a) Selection of date for District Reserve Study Review Study Session'
 - b) Selection of date for 2023 Operations Budget study session
- E. Buildout Committee report (Director Kitchel)
- F. Covenant Enforcement Committee report (Management)
- G. Discussion of Section 2.34 of the guidelines (lighting) and possible revision to guidelines (**enclosure**)
- H. Design Review Committee report (Kelly Ellis and Rita Cuthbertson)
 - a) Variance request on 7922 S. Haleyville – deck extension Sec. 2.14
 - b) Variance request on 8016 S. Langdale Ct. Sec. 2.34
 - c) Variance request on 7921 S. Langdale Way, Sec. 2.6
- I. Planning Committee report (Director Kitchel)

V. MANAGEMENT MATTERS

- A. Management Report August 21 – October 20 (**enclosure**)
- B. Discussion and possible approval of 2022-2023 snow removal contract with Brightview (**enclosure**)

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

VIII. ADJOURNMENT

Meeting Schedule: Budget Hearing and Regular Meeting December 6, 2022