

NOTICE AND AGENDA
REGULAR 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 regular meeting on Tuesday, March 5, 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: Tuesday, March 5, 2024
TIME: 6:30 p.m.
PLACE: All participation in this meeting will be by Teleconferencing, to join please follow the instructions below:

Join Zoom Meeting
<https://us06web.zoom.us/j/86463402533?pwd=EytS4m1EJYY5IaatbwtbLgfhSKgsnb.1>
Meeting ID: 864 6340 2533
Passcode: 927140
One tap mobile
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. Consider for Approval the Minutes of the January 9, 2024 meeting

II. FINANCIAL MATTERS

- A. Review and Ratify the Payment of Claims (**enclosure**)
- B. Review and Accept the January 2024 Financial Statements (**enclosure**)
- C. Review Cash Flow Position (**enclosure**)

III. DIRECTOR MATTERS

- A. Operations Committee Report (**Director Kehoe**)
 - i. Discussion and Possible Action on Installing Cameras Throughout Community
- B. Finance Committee Report (**Director Strach**)
- C. Covenant Enforcement Committee Report (**Directors March and Strach**)
- D. Design Review Committee Report (**Rita Cuthbertson**)
- E. Planning Committee Report (**Director Kehoe**)
- F. Social Committee/Communication Committees (**Noelle Dilts**)
- G. Update on New Website (**Director Kehoe**)
- H. Pool and Clubhouse Report (**Director DiBiasio**)
 - i. Tesla's Charging Stations
 - ii. Pool/Electrical Room Remediation. Review and Ratify Contract with Reich Contracting.
 - iii. Update on Feasibility Study (**enclosure**)

IV. MANAGEMENT REPORT

- A. Management Report January 10, 2024 to March 5, 2024 (**enclosure**)
- B. Bid on Shrub Replacements by BrightView (**enclosure**)
- C. Bid on updating Reserve Study (**enclosure**)
- D. Discussion and Update on Annual Meeting Dates (**Noelle Dilts and Teleos**)
- E. Discuss Implementation of Accessibility Standards for Individual with a Disability for Information Technology Systems Employed by the District

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

VIII. CONTINUATION/ADJOURNMENT