

**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>
Vacant	Director	May 2025
Vacant	Director	May 2025
Tim Strach	Director	May 2025
Matt Kehoe	Director	May 2027
Vacancy		May 2027

<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: Tuesday, August 15, 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/89492816474?pwd=Qzl1SWhxWXlrK2tNVVEyT3FvdDJ0Zz09>

Meeting ID: 894 9281 6474

Passcode: 717703

One tap mobile

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+17207072699,,89492816474# US (Denver)

**I. ADMINSTRATIVE MATTERS**

- A. Call to Order
- B. Present Disclosures of Potential Conflicts of Interest
- C. Approval of Agenda
- D. Accept Resignation of Jeff Grabinski
- E. Discussion and Consider Officer Appointments
- F. Review and approve the minutes of the April 18, 2023, special meeting minutes (**enclosure**)

**II. LEGAL MATTERS**

- A. Discuss Board Vacancy
- B. Consider Appointments to Board

**III. FINANCIAL MATTERS**

- A. Review and ratify the payment of claims (**enclosure**)
- B. Review and accept financial statements as of July 31, 2023 (**enclosure**)
- C. Cash flow position as of July 31, 2023 (**enclosure**)
- D. Conduct Public Hearing on the proposed Amendment to the 2023 Budget and consider adoption of Resolution to adopt the Amended 2023 Budget (**enclosure**)
- E. Discussion on discontinuing use of Bill.com and change banks to Inbank and using Inbank for bill pay
- F. Discussion on paying invoices once a month
- G. Change of meeting dates to any Tuesday other than 3<sup>rd</sup> Tuesday

**IV. DIRECTOR MATTERS**

- C. Discussion and action on district board member committees
- D. Discussion on district board members email addresses
- E. Discussion on SARIA board member representative
- F. Update on who owns what on Sampson Gulch
- G. Buildout Committee report (Manager Elliott)
- H. Finance Committee report (Director Strach)
- I. Operations Committee report (Director Kehoe)
  - Contract updates
- J. Covenant Enforcement Committee report (Director Strach)
- K. Design Review Committee report (Kelly Ellis and Rita Cuthbertson)
- L. Planning Committee report (Manager Elliott)
- M. Social Committee/Communication Committees (Director Kehoe)
- N. District deeds from Lennar to Whispering Pines (**enclosure**)
- O. Update on Design Guidelines (director Kehoe)

**VI. MANAGEMENT REPORT**

- A. Management report June 17 through August 11, 2023 (**enclosure**)
- B. Update on fence painting job
- C. Discussion on tree replacement update (**enclosure**)
- D. Discussion on Annual town meeting and regular meeting/budget hearing  
November 28, 2023

**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 October 17, 2023**