

**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 (the “Board”) of the **WHISPERING PINES METROPOLITAN DISTRICT NO. 1** (the “District”), in the City of Aurora, Arapahoe County, Colorado, will hold a regular meeting on Tuesday, September 3, 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 time of 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, September 3, 2024  
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/87893142511?pwd=YaGWmpAhq6bCrJukcLxoS8j83Z7Knu.1>

Meeting ID: 878 9314 2511

One tap mobile

720-707-2699 (Denver)

**AGENDA**

**Board of Directors**

Matt Kehoe  
Joseph DiBiasio  
Tim Strach  
Tyler March  
Hector Guitron

**Office**

President  
Vice President  
Treasurer  
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 July 2, 2024, meeting

**II. FINANCIAL MATTERS**

- A. Review and Ratify the Payment of Claims (**enclosure**)
- B. Review and Accept the July 31, 2024, Financial Statements (**enclosure**)
- C. Review and Consider Approval of Cash Flow Position (**enclosure**)

D. Discussion on preliminary 2025 budget

**III. DIRECTOR MATTERS**

- A. Operations Committee Report (director Kehoe)
- B. Finance Committee Report (Director Strach)
- C. Covenant Enforcement Committee Report (Directors March and Strach)
  - Discussion and hearing on 7855 Grand Baker gate to common area
- D. Design Review Committee Report (Rita Cuthbertson)
- E. Planning Committee Report (Director Kehoe)
- F. Social Committee/Communication Committees (Noelle Dilts)
- G. Update on Design Guidelines (Director Kehoe)
- H. Pool and Clubhouse Report (Director DiBiasio)
  - 1. Clubhouse Mechanical Proposal – Prime Heating and Air Conditioning  
(enclosure)

**IV. MANAGEMENT REPORT**

- A. Management Report July 3, 2024, to September 3, 2024 (enclosure)
- B. Update on tree replacement update (enclosure)
- C. Holiday lighting: jellyfish or Keesen
- D. Consider approval of Streamline Agreement for ADA website platform

**V. LEGAL ITEMS**

- A. 2024 Legislation Update

**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**

- A. 7855 S. Grand Baker Street – Discuss Violation

**VIII. CONTINUATION/ADJOURNMENT**