

**NOTICE AND AGENDA  
REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
WHISPERING PINES METROPOLITAN DISTRICT #1**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Whispering Pines Metropolitan District #1 (the “District”), of County of Arapahoe, Colorado, will hold a regular meeting at 6:30 p.m., or as soon as thereafter possible, on July 7, 2026, by telephone and video conference, as noted below. This meeting is being 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:** July 9, 2026

**Time:** 6:30 p.m.

**Location:** Virtual

**Video:**

<https://us06web.zoom.us/j/87389162941?pwd=NadWo3uqDrPzCmKn1KDhY0ATYblTUa.1>

**Meeting ID: 87389162942**

**Passcode: 331794**

**Call In Number: 720/707-2699 (Denver)**

**AGENDA**

**BOARD OF DIRECTORS**

Matt Kehoe, President, (2023-2027)

Joseph DiBiasio, Vice President (2025-2029)

Tyler March, Treasurer (2025-2029)

Tara Henriksen, Assistant Secretary (2025-2029)

Shawn Sullivan, Assistant Secretary (2025-2027)

**Consultants**

Teleos Management

Angela Elliott

Manager and Secretary  
to Board

Spencer Fane LLP

Lisa Mayers

District Counsel

Community Resource Services

Diane Rodriguez

District Accountant

**I. ADMINISTRATIVE MATTERS**

- A. Call to Order
- B. Present Disclosures of Potential Conflicts of Interest
- C. Approval of Agenda
- D. Review and approve the minutes of April 7, 2026 (**enclosure**)

**II. FINANCIAL MATTERS**

- A. Approval of the 2025 Audit (**enclosure**)
- B. Review and Ratify the Payment of Claims (**enclosure**)
- C. Review and Accept the June 2026, Financial Statements (**enclosure**)
- D. Review and Consider Approval of Cash Flow Position (**enclosure**)

### **III. DIRECTOR MATTERS**

- A. Operations Committee Report (Director Kehoe)
  - 1. Landscape Committee Round About Enhancements (**enclosure**)
  - 2. Update on Tree replacements 2026 (**enclosure**)
  - 3. Discussion and possible action for Holiday Lights (**enclosure**)
  - 4. Discussion on WP Villas water bill and landscape watering
  - 5. Discussion of payments/budget for improvements/water tap fees to those areas
- B. Finance Committee Report (Director March)
- C. Covenant Enforcement Committee Report (Directors March)
- D. Design Review Committee Report (Rita Culbertson)
- E. Social Committee/Communication Committee (Noelle Dilts)
- F. Pool and Clubhouse Report (Director DiBiasio)
  - 1. Updates to New Clubhouse Furniture
  - 2. Updates since Pool Opening
  - 3. Discussion and possible action for additional Gazebo(s) Poolside (**enclosure**)
  - 4. Discussion and possible action Alcohol Served at Clubhouse when Renting (**enclosure**)
  - 5. Discussion and possible action regarding replacement of pool heater (**enclosure**)
  - 6. Discussion and possible action on Existing Pool Maintenance Agreement with Mountain District Services changing names only to Cobalt Services
  - 7. Electronic Payments (Director Kehoe)
  - 8. Coffee Truck in Rent Garage Area
- G. Etek Installed (Director Sullivan)
  - 1. Discussion and possible action for updates to new keypads installed in April (**enclosure**)
  - 2. Discussion and possible action regarding new key panel at poolside restroom (**enclosure**)

### **IV. MANAGEMENT REPORT**

- A. Management Report July 1, 2026 (**enclosure**)
- B. Annual Meeting

### **V. LEGAL ITEMS**

### **VI. PUBLIC COMMENT**

(Members of the public may express their views to the Board on matter that affects the district. Comments will be limited to three (3) minutes per person)

### **VII. EXECUTIVE SESSION**

Executive Session pursuant to Colorado Open Meetings Law, C.R.S. Section 24-6-402(4)(b), to consult with or receive advice from attorney regarding specific legal questions.

## **VIII. Adjournment**

Next Townhall Meeting - August 8, 2026, 4:00 pm In person

Next Regular Meeting and Budget Hearing - November 3, 2026, 6:30 pm