

**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 January 7, 2025, 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: January 7, 2025

Time: 6:30 p.m.

Location: Virtual

Video:

<https://us06web.zoom.us/j/87057120499?pwd=1Ap2bqP4ddQtuZS4u2Rq5xDwAHSbEJ.1>

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

Meeting ID: 870 5712 0499

Passcode: 286073

AGENDA

BOARD OF DIRECTORS

Matt Kehoe, President, (2023-2027)

Joseph DiBiasio, Vice President (2023-2025)

Tim Strach, Treasurer (2023-2025)

Tyler March, Assistant Secretary (2023-2025)

Hector Guitron, Assistant Secretary (2023-2025)

1. Call to Order
2. Present Disclosures of Potential Conflicts of Interest
3. Consider Approval of the Agenda and Meeting Location
4. Public Comment
5. Review and Approve the Minutes of November 4, 2024 Meeting (enclosure)
6. SARIA Master Plan Discussion (Claude Selitrennikoff)
7. Legal Matters

8. Director's Matters
 - a. Operations Committee Report (Director Kehoe)
 - i. Discussion and possible action on Landscape and Snow Removal Contracts 2025-2027
 - 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. Pool and Clubhouse Report (Director DiBiasio)
 - i. Discussion and approval of 2025 pool renovation concrete bids
 - ii. Discussion and approval of 2025 pool renovation
9. Financial Matters
 - a. Ratify Payments of Claims (enclosure)
 - b. Financial Statements (enclosure)
 - c. Cash Flow position (enclosure)
10. Management Matters
 - a. Management Report
 - b. Approval of Davey Tree Winter Watering 2025
 - c. Approval of Landtech Winter Watering of Shrubs
 - d. Bent Tree options
 - e. Replacement of trees
 - f. Prime Plumbing bid
 - g. Rockwall proposal
11. Other Business
12. Continuation/Adjournment