

**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 April 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:** April 7, 2026

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

**Location:** Virtual

**Video:**

<https://us06web.zoom.us/j/83098779013?pwd=clnYVaeiCl9mADzEHA421wIASR1g8W.1>

Meeting ID: 830 9877 9013

Passcode: 597686

One tap mobile

+17207072699,,83098779013#,,,\*597686# US (Denver)

+17193594580,,83098779013#,,,\*597686# US

**AGENDA**

**BOARD OF DIRECTORS**

Matt Kehoe, President, (2023-2027)

Joseph DiBiasio, Vice President (2025-2029)

Tyler March, Treasurer (2025-2029)

Tara Henricksen, Assistant Secretary (2025-2029)

Shawn Sullivan, Assistant Secretary (2025-2027)

1. Call to Order
2. Present Disclosures of Potential Conflicts of Interest
3. Consider Approval of Agenda
4. Public Comment
5. Review and Approve the Minutes of November 3, 2025, and January 13, 2026, Meeting (enclosure)

6. Legal Matters
  - a. Shared Water IGA (enclosure)
  - b. Colorado Air Regulation 29 Compliance
7. Financial Matters
  - a. Ratify Payments of Claims (enclosure)
  - b. Financial Statements (enclosure)
8. 3 SARIA Report
9. Director's Matters
  - a. Operations Committee Report (Director Kehoe)
    - i. Discussion and possible action on an additional area to cobblestone.
    - ii. Ratify Phase One Tree Replacement bid - Landtech
    - iii. Ratify Mulch to Cobblestone for remainder of Sampson Gulch
    - iv. Century Homes water usage
    - v. Dumpster Days – May 1-3or 8-10
  - b. Finance Committee Report (Director march)
  - c. Covenant Enforcement Committee Report (Directors March and Strach)
    - i. Variance Request (enclosure)
  - d. Design Review Committee Report (Rita Cuthbertson)
  - e. Social Committee/Communication Committees (Noelle Dilts)
    - i. Easter Egg Hunt, April 4, at 10 am
  - f. Pool and Clubhouse Report (Director DiBiasio)
    - i. Upgrade in clubhouse cameras/decoys
    - ii. Pool Heater Cleaned, 3/21/26, Pool Grout and Acid Wash will happen when Pool Opening Prep Starts.
    - iii. Pool Waiver/Fob Registration will open online April 20, 2026. Fob Distribution Dates TBD
    - iv. Pool Opens Friday, May 22, 2026, at 8 am
10. Management Matters
  - a. Management Report (enclosure)
  - b. Introduction of Monique
  - c. Amended Clubhouse Rental Agreement, w payment option now online no more checks
  - d. Pool Use Waiver Updated and Etek updated fob system, reason for Homeowners to register fobs and information this year
  - e. Update on Filing 4 fence painting bid, Slight Increase for 2026
  - f. Bids on Clubhouse cleaning (enclosure)
  - g. Bids for additional Gazebo(s) along grass area by pool (if available)
11. Other Business
12. Continuation/Adjournment