

**NOTICE AND AGENDA  
SPECIAL 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 special meeting at 6:30 p.m., or as soon as thereafter possible, on December 9, 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:** December 9, 2025

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

**Location:** Virtual

**Video:**

<https://us06web.zoom.us/j/88987762841?pwd=otGVHYC7tlkMGai1QepYrLRdj8uBYx.1>

**Meeting ID: 889 8776 2841**

**Passcode: 314862**

**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

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
- D. 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)
- E. Review and approve the minutes of November 3, 2025 (enclosure)

**II. FINANCIAL MATTERS**

- A. Finance Committee Report (Director March)
- B. Review and Accept the changes to the proposed 2026 Budget line items (enclosure)
- C. Discussion on ability to approve bids not to exceed a certain dollar amount

without polling board.

### **III. LEGAL ITEMS**

#### **IV. DIRECTOR MATTERS**

- A. Operations Committee Report (Director Kehoe)
  - 1. Ratify Flagstone Path Repair by Clubhouse (enclosure)
  - 2. Ratify 2 Medians, 6 beds surrounding Roundabout, Sod south of Roundabout, 2 beds to the west of the roundabout and small are in cul-de-sac (enclosure)
  - 3. Ratify mulch conversion (enclosure)
  - 4. Discussion on 2026 Landscape Contract – Landtech (enclosure)
- B. Clubhouse Furniture (Director Henriksen)
  - 1. Ratify expenditure
- C. Social Committee/Communication Committee (Noelle Dilts)
- D. Landscape Committee (Carrie Houck)
- E. Pool and Clubhouse Report (Director DiBiasio)
- F. E-Tek progress (Director Sullivan)

#### **V. MANAGEMENT MATTERS**

- A. 2026 Annual Meeting Date
- B. Portal for homeowners on website

#### **VI. OTHER BUSINESS**

#### **VII. ADJOURNMENT**