

**NOTICE AND AGENDA
REGULAR MEETING AND BUDGET HEARING
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 November 5, 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: November 5, 2026

Time: 6:30 p.m.

Location: Virtual Meeting

Video:

<https://us06web.zoom.us/j/81627316236?pwd=5COJ8HYKzCjvdbobVneyzvZkxgBbGs.1>

Meeting ID: 816 2731 6236

Passcode: 224577

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

AGENDA

BOARD OF DIRECTORS

Matt Kehoe, President, (2023-2027)

Joseph DiBiasio, Vice President (2025-2029)

Vacant (2025-2029)

Tara Henriksen, Assistant Secretary (2025-2029)

Vacant (2025-2027)

Consultants

Teleos Management

Angela Elliott

Manager and Secretary to Board

Spencer Fane LLP

Danielle Kaiser

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 July 9, 2026, regular meeting and August 8, 2027 annual meeting (**enclosure**)

E. Acknowledge resignation of Tyler March effective September 23, 2026

II. LEGAL MATTERS

A. Consider Adoption of Resolution Calling for 2027 Election

III. FINANCIAL MATTERS

- A. Approval of the 2025 Audit (**enclosure**)
- B. Review and Ratify the Payment of Claims (**enclosure**)
- C. Review and Accept the September 2026, Financial Statements (**enclosure**)
- D. Review and Consider Approval of Cash Flow Position (**enclosure**)
- E. Conduct Public Hearing on the Proposed 2027 Budget
- F. Review and Consider Adoption of Proposed 2027 Budget, Consider Approval of Resolution to Adopt the 2027 Budget, Set Mill Levies and Appropriate Sums of money (**enclosure**)
- G. Conduct Public Hearing on 2026 Budget Amendment, and Consider Approval of Resolution to Amend 2026 Budget, if necessary (**enclosure**)
- H. Consider approval of 2026 Audit Engagement Letter with WIPFLI if available (**enclosure**)

III. DIRECTOR MATTERS

- A. Operations Committee Report (Director Kehoe)
- B. Finance Committee Report
- C. Covenant Enforcement Committee Report
 - 1. Variance request for 7827 S. Haleyville on tree location
- D. Design Review Committee Report (Rita Culbertson)
- E. Social Committee/Communication Committee (Director DiBiasio)
- F. Pool and Clubhouse Report (Director DiBiasio)
 - 1. Discussion and possible action regarding replacement of pool heater (**enclosure**)

IV. MANAGEMENT REPORT

- A. Management Report (**enclosure**)
- B. 2027 Meeting Dates and Annual Meeting Date
- C. Consider Adoption of 2027 Annual Administrative Resolution
- D. 2027 Management Agreement Renewal

V. 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)

VI. 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.

VII. Adjournment