

**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 6, 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: January 13, 2026

Time: 6:30 p.m.

Location: Virtual

Video:

<https://us06web.zoom.us/j/86737676260?pwd=WNOFzcbltYosSYdVebKndyR8h0z53.1>

Meeting ID: 867 3767 6260

Passcode: 152279

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 corrected minutes of November 3, 2025 meeting, and December 9, 2025 meeting (enclosures)

II. FINANCIAL MATTERS

A. Finance Committee Report (Director March)

III. LEGAL ITEMS

IV. DIRECTOR MATTERS

- A. Operations Committee Report (Director Kehoe)
 - 1. Update on 2026 landscape contract
 - 2. Ratify stop and waste bids (enclosure)
 - 3. Holiday lights
- B. Clubhouse Furniture (Director Henriksen)
 - 1. Discussion on Expenditures
- C. Covenant Enforcement Committee Report
- D. Design Review Committee Report
- E. Social Committee/Communication Committee (Noelle Dilts)
- F. Landscape Committee (Carrie Houck)
- G. Pool and Clubhouse Report (Director DiBiasio)
 - 1. Continued discussion on clubhouse/pool monitor (enclosures)
 - 2. Bids ion filters, regrout and pool heater cleaning
 - 3. HVAC Proposal from One Hour Heating and Air conditioning
 - 4. Discussion and possible action on Safety Grant
- H. E-Tek progress (Director Sullivan)

V. MANAGEMENT MATTERS

- A. Designate 2026 posting Place
- B. 2026 Annual Meeting Date
- C. Update in portal for homeowners on website
- D. Update in Teleos team

VI. OTHER BUSINESS

VII. ADJOURNMENT