

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS  
OF HIGHLANDS-MEAD METROPOLITAN DISTRICT

Held: Wednesday, May 11, at 9:00 a.m.  
Via Teleconference

**Attendance** The special meeting of the Board of Directors of the Highlands-Mead Metropolitan District, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Lisa Wiebelhaus  
Serge Goldberg  
Will Edgington

Also present: Blair M. Dickhoner, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Eric Weaver and Krista Koenig, Marchetti & Weaver LLP, District Accountant; Angela Elliott and Cathy Baldwin, Don Cullen, Teleos Management.

**Call to Order** It was noted that a quorum of the Board was present and the meeting was called to order at 9:03 a.m.

**Conflict of Interest Disclosures** Mr. Dickhoner advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dickhoner reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Dickhoner inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

**Agenda** Ms. Elliott presented the Board with the agenda for the meeting for consideration. Following brief discussion, upon a motion duly made by Mr. Goldberg and seconded by Ms. Wiebelhaus, the Board unanimously approved the agenda as revised.

**Public Comment** None.

**Directors' Matters**

Election of Officers Ms. Wiebelhaus, President; Mr. Goldberg, Treasurer; Mr. Edgington, Secretary will remain as officers as noted. Upon a motion duly made by Mr. Goldberg and seconded by Mr. Edgington, the Board unanimously accepted the officers.

Discuss Vacancies There are currently two vacancies. Mr. Dickhoner will publish the vacancies in the paper and at the next meeting, the vacancies can be filled by appointments.

**Consent Agenda** The Board was presented with the consent agenda items. Upon a motion duly made by Ms. Wiebelhaus and seconded by Mr. Edgington, the Board unanimously took the following actions:

- a. Approved the minutes of the October 25, 2021, special minutes.

**Legal Matters**

Consider Adoption of Resolution Regarding Acquisition of Public Improvements Following discussion, upon motion duly made by Mr. Edgington and seconded by Mr. Goldberg, the Board unanimously adopted the resolution regarding acquisition of Filing 1 Public Improvements subject to District Engineer certification and waiver of District surety requirement.

Discuss Filing 2 Fence Issue Mr. Dickhoner discussed the Filing 2 Fence Issue. Design Guidelines will need to be addressed and amended after the Filing 2 is annexed into the Covenants, Conditions, and Restrictions.

**Financial Matters**

Financials/Claims Mr. Weaver presented the claims to the Board for consideration.

Following discussion, upon motion duly made by Mr. Edgington and seconded by Ms. Wiebelhaus, the Board ratified approval of the accounts payable list as presented in the amount of \$56,049.40 and approved the current claims of \$6,583.68.

Financial Statements as of September 30, 2021 Mr. Weaver distributed the financials as of March 31, 2022.

Following discussion, upon motion duly made by Mr. Edgington and seconded by Ms. Wiebelhaus, the Board accepted the financial statements as presented to the District.

2021 DRAFT Audit Report and Letter Mr. Weaver presented the 2021 Audit Report and letter.

Following discussion, upon motion duly made by Mr. Edgington and seconded by Ms. Wiebelhaus, the Board accepted the 2021 Audit Report and Letter subject to final review and comment.

**Management Matters**  
Management Report

Ms. Elliott reviewed the Manager's Report with the Board.

RV Parking Ms. Baldwin reviewed the current language from the Design Guidelines regarding RV parking. It will be revised to disallow RV's in driveways.

Mailbox Lighting Ms. Baldwin shared the concern from homeowners regarding lack of lighting by the mailboxes. The Board indicated there is no intent to add lighting.

Consider Approval of Brightview Landscape Contract Ms. Elliott reviewed the landscape contract with the Board. Following discussion, a motion was duly made by Mr. Edgington and seconded by Mr. Goldberg, the Board unanimously approved the Brightview Contract for landscaping as presented to the District.

**Other Business** Next Regular meeting June 27, 2022 at 10 a.m.

**Adjournment** There being no further business to come before the Board and following discussion and upon motion duly made, by Ms. Wiebelhaus and seconded by Mr. Edgington, the Board unanimously determined to adjourn the meeting at 9:51 a.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.