

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
SEPTEMBER 1, 2023

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District (referred to hereafter as the “Board”) was convened on Friday, September 1, 2023, at 8:15 a.m., at the Heritage Hills Clubhouse, 9201 S. Heritage Hills Parkway, Lone Tree, CO 80124. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Shaun Seales, President
Bradley Dodds, Vice President
Christina Epling, Treasurer
Jerome Dyck, Secretary
Todd Griffin, Assistant Secretary

Also In Attendance Were:

Nicholas Carlson and Ashley Heidt; CliftonLarsonAllen LLP (“CLA”)
Elizabeth Dauer, Esq. and Barbara Vander Wall, Esq.; Seter & Vander Wall,
P.C. (“SVW”)
Mike Crespin; BrightView Landscaping (“BrightView”)
Carson Besgrove; Merrick & Company (“Merrick”)
Chester Gilliam; Wizard Works Security Systems, Inc. (“Wizard Works”)
Karl Bruce and Alecia Brown; Heritage Hills HOA
Steve Fromm; Homeowner
Erin Brill; Homeowner
Heidi Green; Homeowner
Jill O’Brien; Homeowner
Members of the public

ADMINISTRATIVE MATTERS

Call to Order: The meeting was called to order at 8:15 a.m.

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. No additional conflicts were disclosed at the meeting.

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Quorum, Location of Meeting and Posting of Meeting Notices: A quorum was confirmed. The Board meeting was noticed as required.

Public Comment: Ms. Brill expressed concerns regarding safety for children and access for emergency personnel. Ms. Brill recommended Opticom as a potential option for emergency responders to be able to access the community quickly and easily.

Residents from the Summit requested additional information regarding potential community enhancements.

Mr. Bruce, representing the committee investigating the possibility of dissolving the District, reported the committee has had two meetings and provided an update. He also spoke about the potential increase in property taxes.

Ms. Green and Ms. O'Brien asked question regarding Overlook improvements.

Agenda: Following review, upon a motion duly made by Director Griffin, seconded by Director Dodds and, upon vote, unanimously carried, the Board approved the agenda, as presented.

LANDSCAPING MATTERS

Updates: Mr. Crespin provided an update to the Board, noting that BrightView is working on an estimate to clean up algae and will send to CLA upon completion. Discussion ensued regarding the upcoming HOA event and ensuring the area is prepared.

Proposals, if any:

BrightView Proposal for Fall Turf Program in the amount of \$2,600:

Mr. Crespin reviewed the proposal with the Board. Following discussion, upon a motion duly made by Director Griffin, seconded by Director Seales and, upon vote, unanimously carried, the Board approved the BrightView proposal for the fall turf program in the amount of \$2,600.00.

BrightView Proposal for Tree Insect Treatments 2024 in the amount of \$93,932.58: Mr. Crespin reviewed the proposal with the Board. The Board deferred this item to the October meeting.

Snow Removal Plan: This item was deferred to the October meeting.

ENGINEERING MATTERS

2023 Roadway Improvement Project: Mr. Besgrove provided an update on the 2023 Roadway Improvement Project for the Board, noting that Brannan Sand & Gravel Company, LLC ("Brannan") can delay the start of the mill and overlay project. Discussion ensued regarding the timeline.

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The Board discussed repainting traffic lines in the neighborhood and adding stop lines at intersections along Heritage Hills Parkway.

Director Dyck noted some asphalt concerns in the Summit and requested Chavez Services LLC repair it. Director Dodds directed Mr. Besgrove to review with Chavez Services LLC.

Bids to Repave Overlook Parking Lot: Mr. Besgrove reviewed Change Order No. 1 to repave the Overlook and Clubhouse parking lots. Following discussion, upon a motion duly made by Director Dodds, seconded by Director Seales and, upon vote, unanimously carried, the Board approved Change Order No. 1 in the amount of \$104,480.90.

Bids to Repave Clubhouse Parking Lot: This item was addressed above.

Bids to Fix Concrete Curbs along Heritage Hills Parkway: Mr. Besgrove reviewed the curbing project with the Board, noting that Brannan would subcontract the work out. Mr. Besgrove reported he will present the curbing work and the painting of road lines to Chavez Services LLC as they do not subcontract the work out. Mr. Besgrove noted he will review the neighborhood to identify all the areas that need repairs.

Heritage Hills Parkway and South Hidden Hills Place Intersection Plan: Mr. Besgrove provided an update for the Board, noting that the plan has been presented to South Metropolitan Fire District and the City of Lone Tree. He is waiting to hear back from the City of Lone Tree and hopes to have the plan finalized next week to get the work scheduled with Chavez Services LLC.

Dream Makers Proposal for Paver Repair Project: Director Griffin reviewed the Dream Makers proposal with the Board. Mr. Carlson noted the District has pavers stored and the estimate is a bit high. The Board discussed soliciting an additional bid from another company. Director Griffin will work with Dream Makers to get a revised proposal.

Overlook Pavilion: Mr. Besgrove reviewed the plans for the Overlook pavilion, noting that Merrick has begun compiling a list of what is needed to present to architects in order to get updated cost estimates. Director Griffin discussed the timing, noting that he hopes to have a subconsultant identified at the next Board meeting. The Board would like to include updating the playground with the pavilion scope of work.

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Improvement Project: Director Epling presented potential projects at Overlook to the Board including a playground, dog park, and water fountains. Director Griffin asked about the liability of the District owning and maintaining a dog park and gauging the community's interest. Discussion ensued. No action was taken.

Brick Walls: Mr. Besgrove reported to the Board that Merrick has reviewed the brick wall report and is beginning to identify contractors. Mr. Besgrove noted they would like to get a plan and cost estimates for repairs to be made over a five-year period.

DIRECTOR MATTERS

Security and Gate Matters: Mr. Gilliam provided an update on security matters. Discussion ensued regarding the Opticom system for emergency responders and estimated costs. Mr. Gilliam will coordinate access with the local fire station.

Mr. Gilliam presented the current cameras and the cameras they are planning to install. Discussion ensued regarding the installation of cameras at all the pedestrian gates. The Board directed Mr. Gilliam to provide an updated proposal and directed CLA to send an eblast to the community regarding barrier arm testing.

Internet: Director Seales reported the internet issues, noting that he would like residents to be able to access WiFi at the pool. Discussion ensued regarding SEFNCO's work and potential negotiations. Mr. Carlson will provide an updated quote with Comcast.

Mr. Griffin noted the outlet at the Overlook Park is not working and needs to get repaired prior to the HOA event. Mr. Carlson reported he is working with an electrician on the repairs.

FINANCIAL MATTERS

Interim Claims: Mr. Carlson reviewed the interim claims with the Board. Following discussion, upon a motion duly made by Director Seales, seconded by Director Dodds and, upon vote, unanimously carried, the Board approved the interim claims totaling \$191,991.87.

MANAGER MATTERS

None.

LEGAL MATTERS

Overlook Trail Easement: Attorney Dauer reviewed the Overlook Trail Easement with the Board, noting that the existing easement is sufficient for the District's purposes and no new agreement is necessary at this time.

Attorney Dauer introduced Attorney Vander Wall to the Board and noting they are working on scheduling an orientation for the Board.

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CONSENT AGENDA

Minutes from July 28, 2023 Special Board Meeting:

Minutes from August 11, 2023 Special Board Meeting:

The Board reviewed the consent agenda, noting that the minutes from the August 11, 2023 special meeting have the wrong date listed. Following review and discussion, upon a motion duly made by Director Seales, seconded by Director Dodds and, upon vote, unanimously carried, the Board approved the Consent Agenda, as amended.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Seales, seconded by Director Dodds and, upon vote, unanimously carried, the Board adjourned the meeting at 11:10 a.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting

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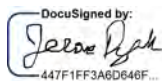
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Jerome Dyck

Jerome@heritagehillsmetro.org

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