

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
OCTOBER 13, 2021

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, October 13, 2021, at 5:30 p.m. at the Heritage Hills Clubhouse, 9201 South Heritage Hills Parkway, Lone Tree, Colorado 80124.

ATTENDANCE

Directors In Attendance Were:

Joyce Lew, President
Ann Hargett, Secretary/Treasurer
Brent Bailey, Assistant Secretary
Darron Tucker, Assistant Secretary; *Director Tucker left at 6:30 p.m.*
Christine Biernat, Assistant Secretary

Also In Attendance Were:

Denise Denslow and Nic Carlson; CliftonLarsonAllen LLP (“CLA”)
Tamara K. Seaver; Icenogle Seaver Pogue, P.C. (“ISP”)
Rick Rome and Taylor Goertz; IMEG Corp. (“IMEG”)
Leigh Dufresne; BrightView Landscaping
Chester Gillam; Wizard Works Security Systems Inc.
Brad Dodds; Member of the Public

CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Ms. Denslow.

DECLARATION OF QUORUM / DIRECTOR QUALIFICATIONS / DISCLOSURE OF CONFLICTS

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.

PUBLIC COMMENT

Mr. Brad Dodds asked the Board about solutions to the gates at the entrances of the community and inquired about the District taking over snow removal responsibilities on sidewalks.

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CONSENT AGENDA

October 13, 2021 Agenda

Approval of Minutes from September 8, 2021, September 27, 2021 and September 29, 2021 Special Meetings

Ms. Denslow reviewed the Consent Agenda with the Board. Following discussion, upon a motion duly made by Director Tucker, seconded by Director Hargett and, upon vote, unanimously carried, the Board approved the Consent Agenda, as presented.

ENGINEERING ITEMS

Heritage Hills Parkway / Star Hill Circle Intersection Improvements: Mr. Rome reported to the Board that the project is substantially completed, and the only remaining work is striping, which will occur concurrently with the overlay project painting.

Pedestrian Crossing Improvements: Mr. Rome reviewed the Street Safety Open House that took place on October 9, 2021, noting that approximately 12 members of the public attended. Mr. Rome reviewed the feedback that was received and will draft a short memo for distribution to the community.

Hillside Overlay Project: Mr. Rome provided an update to the Board regarding the Hillside cement project, noting the project is substantially complete. Asphalt speed bumps are outstanding and have been postponed until there are more favorable weather conditions.

Inlet Repair of Aspen Hill Place: Mr. Rome reviewed potential options to repair the inlet on Aspen Hill Place. The Board directed IMEG to review the remaining budget for 2021 and return to the November meeting with a proposal for repair within the budget.

IMEG Proposal for Engineering Services for Heritage Hills Pool Equipment Room Ventilation in the amount of \$7,500.00: Following review, no action was taken.

LANDSCAPING ITEMS

Updates: Ms. Dufresne provided an update to the Board based on the enclosure provided.

2022 Maintenance Pricing: Ms. Dufresne reviewed the 2022 maintenance pricing with the Board. The Board requested BrightView, CLA and ISP coordinate a contract renewal for consideration at the November Board meeting.

Proposals, if any:

Holiday Lights Installation 2021 in the amount of \$36,833.10: Following review, upon a motion duly made by Director Biernat, seconded by Director Hargett and, upon vote, unanimously carried, the Board approved the 2021 Holiday Lights Installation proposal in the amount of \$36,833.10.

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Deep Root Water Trees November through February in the amount of \$12,000.00: Following review, upon a motion duly made by Director Biernat, seconded by Director Hargett and, upon vote, unanimously carried, the Board approved the Deep Root Water Trees proposal in the amount of \$12,000.00.

FINANCIAL ITEMS

Interim Claims: Following review, upon a motion duly made by Director Hargett, seconded by Director Biernat and, upon vote, unanimously carried, the Board approved the interim claims in the amount of \$81,387.43.

Cash Position Report: Following review, upon a motion duly made by Director Lew, seconded by Director Hargett and, upon vote, unanimously carried, the Board accepted the Cash Position Report.

Other: None.

LEGAL ITEMS

Executive session, pursuant to C.R.S., Section 24-6-402(4)(b) and Section 24-6-402(4)(e) for the purposes of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations related to public relations matters and potential consultants: An executive session was not taken by the Board.

Retention of Public Relations Specialist: This item was deferred.

Amended and Restated Clubhouse Private Event Regulations and Rental Agreement: Ms. Seaver reviewed the Amended and Restated Clubhouse Private Event Regulations and Rental Agreement with the Board. Following discussion, upon a motion duly made by Director Lew, seconded by Director Biernat and, upon vote, unanimously carried, the Board approved the Amended and Restated Clubhouse Private Event Regulations and Rental Agreement.

Other: None.

MANAGER ITEMS

Radiant Lighting Services, Inc. Proposal to Install Camera Power Outlets at Tennis Courts in the amount of \$3,233.01: Mr. Carlson reviewed the proposal with the Board. Following discussion, upon a motion duly made by Director Bailey, seconded by Director Biernat and, upon vote, unanimously carried, the Board approved the Radiant Lighting Services Inc. proposal to install camera power outlets at the tennis courts in the amount of \$3,233.01.

Other: None.

DIRECTOR ITEMS

Extending Pool Hours Beyond Labor Day: This item was not discussed.

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Gate Alternatives: Mr. Gillan discussed gate alternatives and pricing with the Board. The Board asked questions but deferred action.

Other: None.

**NEXT REGULAR
MEETING**

The next regular Board meeting is scheduled for November 10, 2021 at 12:30 p.m. at the Heritage Hills Clubhouse.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 7:59 p.m.

Respectfully submitted,

DocuSigned by:

Ann Hargett

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Secretary for the Meeting