

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
DECEMBER 5, 2022

A special meeting of the Board of Directors of the Heritage Hills Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, December 5, 2022, at 8:00 a.m., at the Heritage Hills Clubhouse, 9201 S. Heritage Hills Parkway, Lone Tree, CO 80124.

ATTENDANCE

Directors In Attendance Were:

Darron Tucker, President
Bradley Dodds, Vice President
Todd Griffin, Secretary
Shaun Seales, Treasurer
Kevin McClure, Assistant Secretary

Also In Attendance Were:

Denise Denslow, Nicholas Carlson, Ashley Heidt and Carrie Beacom;
CliftonLarsonAllen LLP (“CLA”)
Leigh Dufresne; BrightView Landscaping (“BrightView”)
Chester Gilliam; Wizard Works Security Systems
Joyce Lew, Karl Bruce, Jerome Dyck, Becky Takeda Tinker, Kim Kjugstad,
Cheryl Brown, Sanjay Shrestha; Members of the Public

ADMINISTRATIVE MATTERS

Call to Order: The meeting was called to order at 8:05 a.m. by Director Tucker.

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.

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

Public Comment: Karl Bruce, resident, inquired about retaining walls and utility protection. Mr. Bruce also thanked the Board for their service to the community.

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Jerome Dyck, resident, inquired about retaining walls and expressed concern regarding inaction by South Suburban Parks and Recreation District.

Becky Takeda Tinker, resident, expressed concern over community safety and support of County Commissioner Layden's letter.

Kim Kjugstad, resident, expressed concern regarding retaining walls and their impact on utilities.

Cheryl Brown, resident, expressed concern regarding retaining walls and their impact on utilities.

Sanjay Shrestha, resident, expressed support for the potential privacy fence rebate program.

CONSENT AGENDA

December 5, 2022 Agenda **Minutes from November 3, 2022, November 8, 2022 and November 15, 2022 Special Board Meetings**

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

DIRECTOR MATTERS

Overlook Park Redesign: Director Griffin provided an update for the Board. Following discussion, upon a motion duly made by Director Tucker, seconded by Director Griffin and, upon vote, unanimously carried, the Board authorized Director Griffin to obtain a proposal from a landscape engineer for a conceptual design of the landscaping for Overlook Park in an amount not to exceed \$5,000.00.

Flock Safety Proposal for License Cameras in the amount of \$20,600.00: Director Tucker and Mr. Carlson 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 Flock Safety Proposal for License Cameras in the amount of \$20,600.00, subject to review by legal counsel.

Other: Director Tucker discussed planning a holiday party for the Board, the Homeowners Association Board, CLA, BrightView and Icenogle Seaver Pogue, P.C. and directed CLA to schedule the time.

FINANCIAL MATTERS

Interim Claims: Ms. Denslow reviewed the interim claims with the Board. Following discussion, upon a motion duly made by Director Dodds, seconded by Director Griffin and, upon vote, unanimously carried, the Board ratified approval of the interim claims in the amount of \$255,930.09, as presented.

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Resolution No. 2022-12-01 to Adopt the 2023 Budget and Appropriate Sums of Money and Set Mill Levies: Ms. Beacom reviewed the 2023 Budget with the Board, noting changes that included snow removal expenditures and set the mill levy at 41.137 mills. Following discussion, upon a motion duly made by Director Seales, seconded by Director Dodds and, upon vote, majority carried, the Board approved the 2023 Budget and adopted Resolution No. 2022-12-01 to Adopt the 2023 Budget and Appropriate Sums of Money and Set Mill Levies. Directors Seales, Dodds, Griffin and McClure were in favor. Director Tucker was opposed.

Other: None.

LEGAL MATTERS

BrightView 2023 Contract Extension: Following discussion, upon a motion duly made by Director Griffin, seconded by Director Seales and, upon vote, unanimously carried, the Board extended the contract with BrightView Landscaping for 2023.

Fencing Rebate Policy: This item was deferred.

Financing Options for Potential Clubhouse Renovations: This item was deferred.

Other: None.

LANDSCAPING MATTERS

Updates: Directors Seales and McClure will meet with Ms. Dufresne to discuss holiday lighting changes for next year.

Proposals, if any:

BrightView Proposal to Install Summer Annual Color 2023: The Board deferred action to the January Board meeting.

BrightView Proposal for Edging Repair: Ms. Dufresne reviewed the proposal with the Board. The Board directed Ms. Dufresne to work directly with Director Griffin on the proposal and return for review at the January Board meeting.

BrightView Proposal for Irrigation Repairs: The Board deferred action to the January Board meeting.

MANAGER MATTERS

Wizard Works Task Order #2 and Design Details: Mr. Gilliam provided an update to the Board, noting that Phase 1 is to be completed by the end of the year to include: access control and fobs, gate operations and camera monitoring. The Lead time for Phase 2, installing new quick close arms, is estimated to be 18 to 20 weeks.

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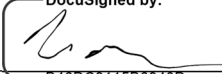
Following discussion, upon a motion duly made by Director Tucker, seconded by Director McClure and, upon vote, unanimously carried, the Board approved the purchase and installation of six grey housing and standard white arms and delegated responsibility for the details to Director Seales.

Engineering Matters: Mr. Carlson provided an update on engineering matters for the Board. Following discussion, upon a motion duly made by Director Seales, seconded by Director Dodds and, upon vote, unanimously carried, the Board authorized payment to Chavez Services LLC for materials. The Board directed CLA to follow up with Chavez Services LLC regarding rumble strips and related settling.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Tucker, seconded by Director Seales and, upon vote, unanimously carried, the meeting was adjourned at 10:18 a.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting

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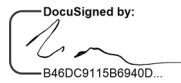
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Todd Griffin
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Signature Adoption: Drawn on Device
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Sent: 1/6/2023 11:40:13 AM
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Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/6/2023 11:40:13 AM
Certified Delivered	Security Checked	1/6/2023 2:18:46 PM
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