

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
HERITAGE HILLS METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
JULY 24, 2023

A special meeting of the Board of Directors of the Heritage Hills Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, July 24, 2023, at 9:00 a.m., via Microsoft Teams. 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:

Denise Denslow, Celeste Terrell, Nic Carlson and Ashley Heidt;  
CliftonLarsonAllen LLP  
Beth Dauer and Barbara Vander Wall; Seter & Vander Wall, P.C.

### ADMINISTRATIVE MATTERS

**Call to Order:** The meeting was called to order at 9:03 a.m. The Board, Ms. Dauer and Ms. Vander Wall introduced themselves.

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

**Public Comment:** None.

### INTERVIEW WITH SETER & VANDER WALL P.C.

Ms. Dauer provided the Board with background information and an overview of their firm. The Board asked questions regarding experience with homeowner associations, construction, metropolitan districts, proposition HH and Board meeting frequency. Discussion ensued regarding future projects. Ms. Dauer and Ms. Vander Wall provided information on the onboarding process, noting that they are available to begin providing legal services immediately. The Board indicated they will follow up with Ms. Dauer and Ms. Vander Wall early next week.

### OTHER BUSINESS

Director Seales reported to the Board that someone stole the fob reader from the pedestrian gate near the RTD. Discussion ensued regarding recent security issues and Flock system. Mr. Carlson explained footage is only released to law enforcement. The Board discussed possible issues with the range of the

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transponders. Mr. Carlson explained it has not been an issue in the past, but CLA can swap out the transponders as needed if owners are experiencing issues. The Board directed CLA to work with Wizard Works on providing footage to law enforcement from a recent car theft.

The Board discussed irrigation in a median, noting that Brightview has been hand watering this area. Director Griffin explained there is an agreement that needs to be signed with an owner in order to turn the irrigation on in this median. Following discussion, upon a motion duly made by Director Seales, seconded by Director Griffin and, upon vote, unanimously carried, the Board approved the Irrigation Maintenance Agreement.


The Board discussed the raised intersections, noting that they would like to discuss potentially less costly alternatives. Mr. Carlson will set up meeting with Director Dodds and Carson Besgrove to discuss further. The Board also directed Mr. Carlson to contact Chavez Services to let them know this project is on hold.

The Board directed CLA to schedule a special meeting on Friday, July 28, 2023 at 9:00 a.m. via Microsoft Teams

### ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 11:05 a.m.

Respectfully submitted,

DocuSigned by:  
  
447FAFF3A0B640E  
Secretary for the Meeting

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