

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
FEBRUARY 9, 2024

A special meeting of the Board of Directors of the Heritage Hills Metropolitan District (referred to hereafter as the “Board”) was convened on Friday, February 9, 2024, at 8:30 a.m., via Microsoft Teams.

ATTENDANCE

Directors In Attendance Were:

Shaun Seales; President
Jerome Dyck; Secretary
Todd Griffin; Assistant Secretary

Bradley Dodds, Vice President, and Christina Epling, Treasurer, were absent.

Also In Attendance Were:

Ashley Heidt, Nic Carlson, Natalie Herschberg and Stephanie Odewumi;
CliftonLarsonAllen LLP (“CLA”)
Beth Dauer, Esq. and Catherine Bright; Seter & Vander Wall, P.C.
Leigh Dufresne and Riccardo Garcia Ojeda; BrightView Landscaping
 (“BrightView”)
Carson Besgrove; Merrick & Company (“Merrick”)
Chester Gilliam; Wizard Works Security Services (“Wizard Works”)
Steve and Cathy Fromm; Fromm & Company, LLC

ADMINISTRATIVE MATTERS

Call to Order: The meeting was called to order at 8:32 a.m.

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

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

RESPONSIBILITY OF PROJECT MANAGER ROLE

Director Griffin introduced Steve and Cathy Fromm of Fromm & Company as the new project managers and property maintenance overseers. Mr. and Ms. Fromm provided a brief background for the Board.

The Board discussed the need for internet services and Mr. Carlson provided an update on CLA’s efforts thus far in pursuit of Starlink services. The Board noted a contact from the community with Comcast that may be of help. The Board expressed a preference for Comcast services. Mr. Fromm will follow up on both leads to secure internet service.

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Mr. Besgrove provided an update on the bench and concrete pad project, noting that the work was approved, and his team is waiting for favorable weather to proceed. Mr. Besgrove will notify Mr. Fromm with the schedule for his oversight.

The Board discussed repainting the street lines at stop signs, noting that the project is on hold until the weather improves. Field support from Mr. Fromm will be necessary when the project begins to ensure the guidelines are followed.

Director Dyck noted the solar panels on the lighted stop signs are turned the wrong way. Mr. Carlson noted Radiant Lighting is aware of the issues and will be on-site soon to remediate.

The Board discussed the status of the gates. Mr. Gilliam will work with Mr. Fromm regarding installation of the refurbished gate as well as sand blasting and/or painting the rest of the gates to match the quality.

Following discussion, Mr. Fromm will contact street sweeping companies to serve the community.

The Board discussed the MyQ app and directed Mr. Carlson to work with Mr. Fromm to continue working out the logistics of implementation.

Mr. Carlson noted the CLA Master Services Agreement and Statements of Work have been signed.

The Board and Ms. Dufresne discussed snow removal efforts and remediation of damaged areas. The Board authorized Mr. Fromm to provide direction to Ms. Dufresne and her team regarding snow removal.

The Board and consultants discussed reviewing the action item log and ensuring it is up to date.

Director Griffin indicated he would like a monthly or quarterly newsletter to be drafted by Fromm & Company. The Board discussed sending an e-blast to the community introducing Fromm & Company.

The Board directed Mr. Fromm to work with Mr. Besgrove regarding the brick wall repairs.

The Board directed Mr. Fromm to work with Mr. Besgrove and Attorney Dauer regarding the drainage and algae issues.

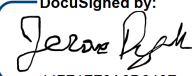
The Board directed Mr. Gilliam to investigate the viability of the barrier arm as it relates to delivery drivers.

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OTHER BUSINESS None.

ADJOURNMENT There being no further business to come before the Board at this time, Director Seales adjourned the meeting at 9:35 a.m.

Respectfully submitted,

DocuSigned by:


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Secretary for the Meeting

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Jerome Dyck
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