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MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HERITAGE HILLS METROPOLITAN DISTRICT  
HELD  
August 10, 2017

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on August 10, 2017 at 12:30 p.m. at the Heritage Hills Clubhouse, 9201 Heritage Hills Parkway, Lone Tree, Colorado 80124. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Bob Orban  
Joyce Lew  
Rich Johanson  
Darron Tucker

The Board excused Director Bailey's absence.

Also in attendance were:

Denise Denslow, Rachel Provolt, and Christine Harwell; CliftonLarsonAllen LLP ("CLA")  
Tamara Seaver; Icenogle Seaver Pogue  
Pam Ladnier; HOA President  
David Beswick; Resident  
Renee Murray; Resident  
Ann Hargett; Resident  
Victor Ebong; Resident  
Mimmi Ebon; Resident  
Mike Modiz; Resident  
Marilyn Schaffer; Resident  
Andy Swett; Resident  
Lanette Benton; Resident  
Maria Speer; Resident  
Susan Richl; Resident  
Brett Smith; Resident  
Abe Laydunl; Resident  
Deanna Bei; Resident  
Brian Morsch; Resident  
Michelle Rubin; Resident  
Kim Kurdarn; Resident  
Carolyn Pierini; Resident  
Michael Dozois; Resident  
Kelly VanAllsburg; Resident  
Anita Iserrtiagen; Resident  
Christina Keller; Resident  
Sandy Apotleker; Resident

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Call to Order

The meeting was called to order at 12:35 p.m.

Declaration of  
Quorum/Director  
Qualifications/  
Disclosures of  
Conflicts

The Board discussed the requirement pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. It was noted that Board Member Darron Tucker also serves on the Board of the Heritage Hills Homeowners Association, Inc.

Public Comments

Residents expressed interest/concern regarding the following issues:

- Brick wall in need of repairs
- Traffic Control
- Fencing concerns
- Detention pond overflow and cleanliness

Ms. Seaver addressed the public's concerns and answered questions regarding the following items: safety signs, detention pond overflow, streets/gates, and the overlook fence.

Approval of  
Consent Agenda

- A. Approval of Agenda August 10, 2017
- B. Approval of Minutes from July 13, 2017
- C. Heritage Hills HOA Memorandum – informational only
- D. Ratify Approval of Split Rail Fence Proposal
- E. Ratify Approval of All Animal Control – Detention Pond
- F. Ratify Approval of DoorsWest Invoices
- G. Review and Approve Wright Pest Control Work Order Contract
- H. Ratify Approval of Valles Construction – Detention Pond Clean-up
- I. Review and Consider Approval of Bailey Tree Proposal – Phases 1-3 (2017-2019)
- J. Review and Approve Security Central Camera Services – Service Contract

Following discussion, upon a motion duly made by Director Lew, seconded by Director Orban and, upon vote, unanimously carried, the Board approved the consent agenda items A through H.

Item I. of the Consent Agenda was tabled for future consideration.

Following discussion, upon a motion duly made by Director Lew, seconded by Director Tucker and, upon vote, unanimously carried, the Board approved the

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Security Central Camera Services contract, subject to Director Orban working with Legal and CLA to delegate authority and finalize.

Manager Items

A. Update on Detention Pond – A All Animal Control

Following discussion, upon a motion duly made by Director Tucker, seconded by Director Lew and, upon vote, unanimously carried, the Board approved delegating Director Orban to approve repairs related to the detention pond up to the amount of \$40,000.00.

B. Update/Discuss Pedestrian Gate Access Options

Security Central Camera Services will explore possible options and report their findings and recommendations to the Board at a later date.

Financial  
Items

A. Review and Accept June Financial Statements

Following review, upon a motion duly made by Director Lew, seconded by Director Tucker and, upon vote, unanimously carried, the Board accepted the June 2017 financial statement.

B. Ratify Interim Checks – Represented by Check Numbers 1195 through 1210, totaling \$301,569.08

Following review, upon a motion duly made by Director Lew, seconded by Director Tucker and, upon vote, unanimously carried, the Board ratified approval of the interim checks, represented by check numbers #1195 through #1210, in the amount of \$301,569.08.

C. Discuss 2018 Budget

The following items were discussed as possible 2018 budget items:

- Proposal for arm gates
- Additional fence proposal from Split Rail
- Kiosk proposal
- Mulch
- Code enforcement

Ms. Heap will facilitate and coordinate obtaining proposals for the above related items and email the work session dates to the Board.

Director Items

A. Traffic Study Update

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Director Lew provided the traffic study update to the Board.

B. Discuss Availability of Fob Information

Ms. Seaver reviewed the policy regarding the availability of fob information.

Legal Matters

A. Review and Approval of Engagement of Special Legal Counsel

Following review, upon a motion duly made by Director Tucker, seconded by Director Lew and, upon vote, unanimously carried, the Board approved the Engagement of Special Legal Counsel.

B. Update on Design by Sundown Addendum

Ms. Heap provided an update on the Design by Sundown Addendum.

Following discussion, upon a motion duly made by Director Tucker, seconded by Director Lew and, upon vote, unanimously carried, the Board approved scheduling a September walk-through.

C. Executive Session Pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(e), C.R.S. for the Purpose of Receiving Legal Advice on Specific Legal Questions and Determining Positions Relative to Matters that May be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiations Related to District Assets and District Maintenance Contracting

Following discussion, upon a motion duly made by Director Tucker, seconded by Director Lew and, upon vote, unanimously carried, the Board entered into Executive Session at 2:04 p.m.

Following discussion, upon a motion duly made by Director Tucker, seconded by Director Lew and, upon vote, unanimously carried, the Board exited out of Executive Session at 2:53 p.m.

No action was taken by the Board.

Next Meeting

A. Confirm Quorum for Next Board Meeting

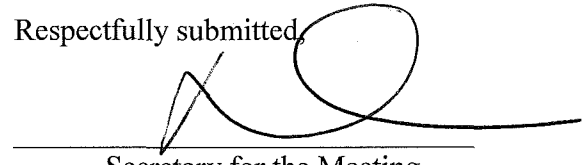
The Board cancelled the September 14, 2017 Regular Board meeting.

Adjournment

The meeting adjourned at 2:54 p.m.

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Respectfully submitted,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal tail, positioned above a horizontal line.

Secretary for the Meeting