

---

MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HERITAGE HILLS METROPOLITAN DISTRICT  
HELD  
FEBRUARY 9, 2017

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on February 9, 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, for a portion of the meeting.  
Brent Bailey

Also in attendance were:

Denise Denslow, Shannon Torgerson and Christine Harwell; CliftonLarsonAllen LLP ("CLA")  
Tamara Seaver; Icenogle Seaver Pogue  
Lisa Albers; City of Lone Tree, Colorado  
Dan Trexler; Tamarack Consulting, Inc.  
Mike Kelsen; Aspen Reserve Specialties  
Pam Ladnier; President, Heritage Hills Homeowners Association, Inc.  
Adam Prokocki, Resident

Call to Order

The meeting was called to order at 12:30 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.

Approval of  
Agenda

A. Approval of Agenda for February 9, 2017

---

Following discussion, upon a motion duly made by Director Lew, seconded by Director Johanson and, upon vote, unanimously carried, the Board approved the agenda as amended.

Update from the  
City of Lone Tree

Ms. Albers, with the City of Lone Tree provided an update in relation to the concrete and asphalt work to be done in 2017 by the City of Lone Tree, which includes County Line Road, Park Meadows Drive and Lone Tree Parkway.

Ms. Albers also noted that the Lincoln pedestrian bridge is currently being fabricated in Texas. Dirt will begin to move in March 2017 and the installation will be complete in November 2017. It was noted that there will be a weekend closure of Lincoln Avenue in May.

Ms. Albers also reported that there will be regular closures of the Lincoln bridge over I-25 due to the Southeast Rail Extension Project.

Public Comments

Ms. Ladnier provided an update to the Board regarding Douglas County School's purchase of the property at 9250 Teddy Lane for use as an alternative high school. It was noted that residents are working to keep the District from running the site as an alternative high school due to safety concerns.

Ms. Ladnier also indicated that the Heritage Hills Homeowners Association is working to terminate the signage easement with Safeway for the sign formerly located on the northeast corner of Lincoln and Yosemite.

Approval of  
Minutes

- A. Minutes from December 8, 2016 Special Meeting
- B. Minutes from January 5, 2017 Special Meeting

Following discussion, upon a motion duly made by Director Lew, seconded by Director Bailey and upon vote, unanimously carried, the Board approved the minutes from the December 8, 2016 Special Meeting as amended and the minutes from the January 5, 2017 Special Meeting as presented.

Reserve Study  
Interviews

- A. Aspen Reserve Specialties – Mike Kelsen

Mike Kelsen of Aspen Reserve Specialties was introduced to the Board and explained that reserve studies are the only business undertaken by Aspen Reserve. The Board requested additional information regarding the type of reports presented by Aspen Reserve and how the information is obtained. Finally, the Board requested a resume with his credentials and education.

---

B. Tamarack Consulting, Inc. – Dan Trexler

Dan Trexler of Tamarack Consulting, Inc. provided the Board with an updated proposal and confirmed that Tamarack is a civil engineering firm with a background in cost analysis. The Board reviewed the sample report provided by Tamarack and requested clarification on the reports provided within the study. Finally, the Board requested a resume with credentials and education.

2017 Pavement  
Maintenance

A. Review and Consideration of 2017 Pavement Maintenance  
Project – Rocky Carns

Rocky Carns, of JR Engineering provided the Board with an overview of the asphalt and concrete work to be completed in 2017. It was noted that the information provided in the packet does not include paver areas and that the project does not include any of the streets in the Overlook due to the ongoing construction. Ms. Seaver indicated that the project does have to be bid out. The Board requested estimates for the replacement/repair of the paver areas to be included for discussion purposes. These estimates should include the total square footage of the paver areas and the potential installation of a sidewalk on the north side of Heritage Hills Parkway across from the clubhouse and are to be received no later than February 24, 2017.

Legal Items

A. Review and Approve Resolution No. 2017-01-01; Annual Administrative  
Resolution

Following discussion, upon a motion duly made by Director Bailey, seconded by Director Tucker and, upon vote, unanimously carried, the Board approved Resolution No. 2017-01-01; Annual Administrative Resolution as presented by the District's legal counsel.

B. Discussion regarding Property Ownership, which may include 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

Following discussion, upon a motion duly made by Director Bailey, seconded by Director Lew and, upon vote unanimously carried, the Board adjourned into 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 at 1:55 p.m.

Following discussion, upon a motion duly made by Director Bailey, seconded by Director Lew and, upon vote, unanimously carried, the Board adjourned into General Session at 2:27 p.m.

Landscape Items

- A. Design by Sundown - Maintenance Report

The Board deferred this item until the next meeting.

- B. Discussion and Approval of Tree Trimming Proposals

The Board deferred this item until the next meeting.

- C. Discuss North Detention Pond Maintenance Program

- a. Review and Approval of Weir Installation by Designs by Sundown in the Amount of \$1,259.73

The Board deferred this item until the next meeting.

- D. Snow Removal Equipment Location Discussion

The Board deferred this item until the next meeting.

Playground/  
Park Repairs

- A. Miscellaneous Repairs

The Board deferred this item until the next meeting.

Fence Repairs

- A. Discussion and Approval of Bollard Installation in Front of Double Gate at the Overlook Soccer Field by SPCS, Inc. in the Amount of \$1,2810.00

The Board deferred this item until the next meeting.

- B. Update regarding Overlook Fence Repairs

---

The Board deferred this item until the next meeting.

Streets/Gates

Safety Items

- A. Review and Ratify Approval of the Traffic Engineering Services Contract between Heritage Hills Metropolitan District and Felsburg, Holt & Ullevig, Inc. in the Amount of \$7,500

Following discussion, upon a motion duly made by Director Lew, seconded by Director Bailey and, upon vote, unanimously carried, the Board ratified approval of the Traffic Engineering Services Contract between Heritage Hills Metropolitan District and Felsburg, Holt & Ullevig, Inc., include data collection at a sixth point, in the amount of \$7,500.00.

- B. Update on the Relocation of the Bus Stop from Heritage Hills Parkway into Clubhouse or Overlook Pool Parking Lot

The Board deferred this item until the next meeting.

- C. Review and Approval of Proposal for Operator Replacement by Doors West, Inc. in the Amount of \$7,807.36

The Board deferred this item until the next meeting.

Pool Committee

- A. Review and Approve the Updated Swimming Pool Policy

The Board deferred this item until the next meeting.

- B. Review and Approve the Swimming Pool Opening and Closing Duties Checklist

The Board deferred this item until the next meeting.

Financial

Items

- A. Review and Approve Cash Position Report

The Board deferred this item until the next meeting.

- B. Review and Ratify Approval of Interim and Current Claims

The Board deferred this item until the next meeting.

---

Manager Items      A.    Other

None.

Director Items      A.    Other

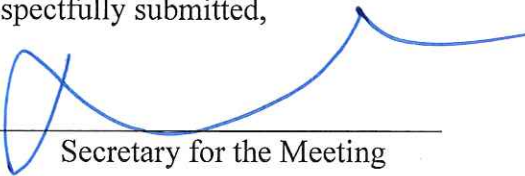
None.

Next Meeting      A.    Confirm Quorum for Next Board Meeting

The Board confirmed quorum for the next Regular Meeting to be held on March 9, 2017 at 12:30 p.m.

Adjournment      The meeting adjourned at 2:40 p.m.

Respectfully submitted,



Secretary for the Meeting