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MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HERITAGE HILLS METROPOLITAN DISTRICT  
HELD  
JUNE 8, 2017

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on June 8, 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  
Brent Bailey

Also in attendance were:

Denise Denslow and Rachel Provolt; CliftonLarsonAllen LLP ("CLA")  
Mark Carvill and Josh Davis; Security Central  
Tamara Seaver; Icenogle Seaver Pogue  
Pamela Ladnier; Heritage Hills HOA President  
Maria and Tracy Speer; Resident  
Dan Verdoorn; Resident – Developer  
Susan Anderson; Resident  
Wendy Newman; Resident  
Kelly Van Ausburg; Resident  
Tiffany Adams; Resident  
Brett Smith; Resident  
Lisa Prater; Resident  
Mike Modiz; Resident  
Bev Simon; Resident

Call to Order

The meeting was called to order at 12:34 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.

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Public Comments

Residents expressed interest/concern regarding the following issues:

- Change to pool hours
- Detention pond overflow and cleanliness
- Island and Landscaping at the front gate needs attention
- Pool, umbrellas, and general upkeep needed
- Filing 1N3, Tract A Easement:
  - Daniel Verdoorn requested an Easement for Filing 1N3, Tract A. Owned by the District to sign over to the future property owner. After discussion the Board did not approve Daniel Verdoorn's request.

The Board discussed the public's concerns and answered questions.

Approval of  
Consent Agenda

- A. Approval of Agenda June 8, 2017
- B. Approval of Minutes from May 11, 2017, to include correction of resident, Deanna Boe's, last name
- C. Heritage Hills HOA memorandum – informational only
- D. The Pointe Sign Repair Proposal
- E. Ratify Pool Sign Proposal
- F. Ratify Purchase of Additional Pool Fobs in the amount of \$696.00
- G. Tennis Court Upgrades – Not to exceed \$450.00
- H. Review and Consider Approval of 2017 Service Agreement with Tetra Tech Inc. for Storm Water Quality Services – Contingent upon Ms. Seaver's approval and the final Contract on District Approved Forms.
- I. Approval of Entry Gate Sign Removal

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

Manager Items

- A. Update on License Plate Camera System and Review and Consider Proposal of Overlook Camera System

Mr. Carvill and Mr. Davis provided their expertise regarding the license plate cameras and reviewed the overlook camera proposal.

- B. Review Overlook Fence Proposals

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Following discussion, upon a motion duly made by Director Lew, seconded by Director Bailey and, upon vote, unanimously carried, the Board approved Director Orban to approve a Fence Proposal, not to exceed \$40,000.00

Financial  
Items

A. Review and Accept Cash Position Schedule Updates as of May 31, 2017

Following review, upon a motion duly made by Director Lew, seconded by Director Tucker and, upon vote, unanimously carried, the Board accepted the financial statement of May 31, 2017.

B. Review and Ratify Approval of Claims

Following discussion, upon a motion duly made by Director Lew, seconded by Director Tucker and, upon vote, unanimously carried, the Board ratified approval of the claims, check numbers #1155 through #1166, in the amount of \$89,594.32.

Director Items

A. Traffic Study Update

The Board appointed Director Lew and Director Tucker to review the traffic study update. Upon motion duly made by Director Johanson, seconded by Director Bailey and, upon vote, unanimously carried, the Board approved Director Lew and Director Tucker to make a decision on moving forward with the traffic study.

Legal Matters

A. 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 2:00 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 off Executive Session at 3:19 p.m.

No action was taken by the Board.

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Board Comments

The Board instructed CliftonLarsonAllen to contact homeowner and ensure that soccer camps are being held at homeowner's residence and not on District property.

The Board discussed the Landscaping Contract with Designs By Sundown. Following review, upon a motion duly made by Director Lew, seconded by Director Bailey and, upon vote, unanimously carried, the Board approved CliftonLarsonAllen to present an Addendum to Designs by Sundown.

Next Meeting

A. Confirm Quorum for Next Board Meeting

The Board confirmed quorum for the next Regular Meeting to be held on July 13, 2017 at 12:30 p.m.

Adjournment

The meeting adjourned at 3:26 p.m.

Respectfully submitted,



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Secretary for the Meeting