
MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT
HELD
October 12, 2017

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on October 12, 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
Brent Bailey
Rich Johanson
Darron Tucker

The Board excused Director Lew's absence.

Also in attendance were:

Denise Denslow and Christine Harwell; CliftonLarsonAllen LLP ("CLA")
Rocky Carns; JR Engineering
Josh Nelson; Bailey Trees
Mike Carvill; Security Central
Tamara Seaver; Icenogle Seaver Pogue
Mike Modiz; Resident
Karl Bruce; Resident
Kevin McClure; Resident

Call to Order

The meeting was called to order at 12:40 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

Approval of

Consent Agenda

- A. Approval of Agenda as amended to include an executive session under legal. This item was included in the agenda that was used for disclosure and posting purposes.
- B. Approval of Minutes from August 10, 2017, August 21, 2017 and September 1, 2017 as presented.
- C. Heritage Hills HOA Memorandum – informational only
- D. Ratify Approval of Arapahoe Security Invoices – Tennis Gate Repairs
- E. Ratify Approval of Fast Signs Invoice – Surveillance Signs
- F. Ratify Approval of Janisan Invoice and United Receptacle Invoices – Trash Cans and Lids
- G. Consider and Approve Designs by Sundown Proposal – French Drain

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

Manager Items

- A. Review and Consider Approval of Bailey Tree Proposal

Mr. Nelson with Bailey Trees informed the Board that the nurseries ran out of stock in September and with nearly 800 trees needed on site, a better variety will be available in the spring. Mr. Nelson suggested some silver maples and Kentucky coffee trees and recommended discontinuing any additional evergreens. Mr. Nelson informed the Board that tree trimming can be done year round with the exception of fruit trees.

Following discussion, upon a motion duly made by Director Tucker, seconded by Director Bailey and, upon vote, unanimously carried, the Board approved tree trimming not to exceed \$40,000 and to be performed in November subject to Director Orban's final approval and the use of the District form contract.

- B. Update on License Plate Camera Installation and Security Consultant Discussion with Security Central

Mr. Carvill, with Security Central updated the Board on the security license plate cameras and stated that they are on track to be installed a week from Monday. Discussion followed regarding cameras at the overlook fence and the overall security throughout the neighborhood. Mr. Carvill gave a broad overview of access control and stated that guard controlled access is the best option. Security Central Camera Services will explore possible options and report their findings and recommendations to the Board at a later date.

- C. Paving Project Update

Mr. Carns updated the Board on the paving project and stated that it is complete. Mr. Carns mentioned the punch list drive that took place later that afternoon and noted that a substantial completion will start the one year warranty. Mr. Carns noted that new signs will be manufactured to replace speed bump signs that will be removed. There will be five new signs. Discussion followed regarding reuse of the pavers.

D. Detention Pond Update

Ms. Denslow updated the Board regarding the detention pond and noted the screen is being fabricated.

E. Review and Approve Snow Removal Proposal by Designs by Sundown

Following review, upon a motion duly made by Director Johanson, seconded by Director Bailey and, upon vote, unanimously carried, the Board approved the Snow Removal Proposal with Designs by Sundown.

F. Review and Consider Approval of Perfect Pools 2018 Contract

The Board deferred this item until the next meeting.

G. Review and approve the Tetra Tech Proposal

Following review, upon a motion duly made by Director Bailey, seconded by Director Tucker and, upon vote, unanimously carried, the Board approved the Tetra Tech proposal.

H. Update on Landscape RFP

Ms. Denslow updated the Board on the Landscape Request for Proposals and answered questions.

Financial
Items

A. Review and Accept August Financial Statements

Following review, upon a motion duly made by Director Tucker, seconded by Director Bailey and, upon vote, unanimously carried, the Board accepted the August 2017 financial statements.

B. Ratify Interim Checks – Represented by Check Numbers 1211 through 1223, totaling \$109,843.16

Following review, upon a motion duly made by Director Tucker, seconded by

Director Bailey and, upon vote, unanimously carried, the Board ratified approval of the interim checks, represented by check numbers #1211 through #1223, in the amount of \$109,843.16.

C. Discuss 2018 Budget

Ms. Harwell discussed the 2018 revised draft budget with the Board and answered questions.

Legal Matters

A. Executive session pursuant to Sections 24-6-402(4)(a), 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 negotiators regarding the purchase, acquisition, lease, transfer, or sale of real property and agreements with the Heritage Hills HOA.

Following discussion, upon a motion duly made by Director Bailey, seconded by Director Johanson 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 Bailey, seconded by Director Johanson and, upon vote, unanimously carried, the Board exited out of Executive Session at 2:58 p.m.

No action was taken by the Board.

Next Meeting

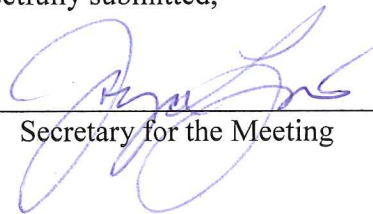
A. Confirm Quorum for Next Regular Board Meeting

The next Regular Board meeting will be held on November 9, 2017 at 12:30 p.m.

Adjournment

The meeting adjourned at 3:04 p.m.

Respectfully submitted,



Secretary for the Meeting