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MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HERITAGE HILLS METROPOLITAN DISTRICT  
HELD AUGUST 09, 2018

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on August 09, 2018 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:

Joyce Lew  
Brent Bailey  
Darron Tucker  
Ann Hargett  
Christine Biernat

Also in attendance were:

Denise Denslow, Geol Scheirman and Christine Harwell; CliftonLarsonAllen LLP ("CLA")  
Tamara Seaver; Icenogle Seaver Pogue  
Jeff Wohlfarth and Katie Laughlin Consilium Design  
Karl Bruce, Heritage Hills HOA President  
Brett Smith, Heritage Hills HOA Design Review Committee

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.

Approval of  
Consent Agenda

A. Approval of Agenda

Following discussion, upon a motion duly made by Director Biernat, seconded by Director Bailey and upon vote, unanimously carried, the Board approved the amended agenda for August 09, 2018.

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B. Approval of Minutes from July 12, 2018 as presented

Following discussion, upon a motion duly made by Director Hargett, seconded by Director Bailey and upon vote, unanimously carried, the Board approved the July 12, 2018 minutes.

Landscape Items

A. Review Consilium Proposed Designs for Entry Way Redesign

Mr. Wohlfarth of Consilium Designs presented four proposed designs for the community entry way redesign. The Board discussed the options and the timeline for the project, estimated to be a year from design selection/review to completion. A follow up meeting will be scheduled to finalize design selection and discuss short and long term strategy, including involving the City of Lone Tree in the review process.

Public Comments

Brett Smith of the Heritage Hills Homeowners Association Design Review Committee reported that they were mitigating owner to owner fencing issues. It was determined that the Metro District Board would not have a role in the resolution.

Karl Bruce, President of the Heritage Hills HOA complimented the Board for the overall appearance of the community and landscaping. He proposed involving the Metro District Board in the formation of a community Safety Committee, with intent to proactively engage residents in safety issues.

Financial  
Items

A. Review and Approve June 30, 2018 Financial Statements

Ms. Harwell reviewed the June 30, 2018 Financial Statements with the Board.

Following review, upon a motion duly made by Director Hargett, seconded by Director Bailey and upon vote, unanimously carried, the Board approved the June 30, 2018 Financial Statement.

B. Ratify Interim Checks – Represented by Check Number 1369 through 1385 and three ACH payments totaling \$93,641.81.

Following review, upon a motion duly made by Director Hargett, seconded by Director Bailey and upon vote, unanimously carried, the Board ratified approval of the interim checks, represented by check numbers 1369 through 1385 and three ACH payments in the amount \$3,641.81.

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C. Draft Budget Work Session

Ms. Harwell reported that a separate meeting would be scheduled for the 2019 budget work session. It was determined that the meeting would be scheduled on October 2, 2018.

Legal Matters

- A. Executive Session pursuant to Section 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions regarding the regulation of District facilities and determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the same, if necessary.

Following a motion duly made by Director Tucker, seconded by Director Bailey and upon vote, unanimously carried, the Board adjourned to Executive Session at 2:22 p.m. pursuant to Section 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions regarding the regulation of District facilities and determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the same, if necessary.

Following discussion, upon a motion duly made by Director Bailey, seconded by Director Beirnat and upon vote, unanimously carried, the Board reconvened from Executive Session at 2:53 p.m.

No action was taken by the Board in Executive Session.

Manager  
Items

- A. Review Entry System Upgrade Implementation Plan

This item was tabled for the next regular Board meeting.

- B. Review Proposals from Security Central Regarding Monitoring Upgrades

Mr. Scheirman presented the two proposals from Security Central for video monitoring. After discussion the Board requested alternative options for video monitoring be presented at the next regular Board meeting.

- C. Detention Pond Maintenance Update

This item was tabled for the next regular Board meeting.

- D. Denver Water Utility Consumption Analysis

This item was tabled for the next regular Board meeting.

- E. Comcast Project Update

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This item was tabled for the next regular Board meeting.

F. Other

None.

Director Items

A. Elect Treasurer of the Board

The Board discussed resident concerns with tennis court reservations and league use. They determined league matches and individual reservations will no longer be permitted on the community courts. Management will follow up.

B. Discuss Updates to Signage in Community

The Board discussed damage to community streets due to contractor's use of bobcats while conducting repairs and renovations. Management will follow up with legal on street regulations and policies.

Next Meeting


A. Confirm Quorum for Next Regular Board Meeting

The next Regular Board meeting will be held on September 13, 2018 at 12:30 p.m.

Adjournment

The meeting adjourned at 3:10 p.m.

Respectfully submitted,

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Secretary for the Meeting