
MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT
HELD
JUNE 13, 2018

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on June 13, 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
Darron Tucker
Ann Hargett
Christine Biernat

Also in attendance were:

Denise Denslow, Geol Scheirman; CliftonLarsonAllen LLP (“CLA”)
Bill Mansoor, Tom White – Designs By Sundown
Had Bradbury – Perfect Pools
Karl Bruce – Resident
Brett Harris - Resident

Call to Order

The meeting was called to order at 12:04 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.

Oaths of Office/
Appointment

Christine Biernat was appointed as Director with term ending 2020. She took the Oath of Office and executed the Certificate of Appointment form.

Landscape Items

Mr. Mansoor and Mr. White reported on the landscaping progress in the community, noting flower planting is complete. They also discussed the progress of an award submission they are working on for the Heritage Hills landscaping.

Pool Updates

Mr. Bradbury reported to the Board on the opening of the pool and the status of the maintenance for the summer.

Public Comments

Karl Bruce, Board President for the Heritage Hills HOA, updated the Board on the upcoming events planned for the community.

Approval of
Consent Agenda

- A. Approval of Agenda with additional proposals amendments.
- B. Approval of Minutes from May 10, 2018 as presented.

Following discussion, upon a motion duly made by Director Hargett, seconded by Director Biernat and upon vote, unanimously carried, the Board approved the amended consent agenda and May 10, 2018 minutes.

Manager
Items

- A. Traffic Study update

Mr. Scheirman presented the traffic studies to the Board.

Following discussion, upon a motion duly made by Director Biernat, seconded by Director Hargett and upon vote, unanimously carried, the Board approved the traffic study, with work to begin after Labor Day in September 2018.

- B. Entry System Upgrade update

Mr. Scheirman reviewed the proposals for an upgraded gate entry system. The Board directed management to coordinate a meeting with Doors West and the manufacturer to view a presentation of functionality of system.

- C. Comcast Project Update

Ms. Denslow discussed with the Board updates on the Comcast project, noting that work is scheduled to begin in July.

- D. Golf Cart/Community Safety Discussion

Ms. Denslow and the Board discussed community safety with use of golf carts and how that should be enforced. The discussion was tabled for legal advisement at the July meeting.

- E. Landscaping Discussion

Mr. Scheirman reviewed with the Board the schedule for replacing dead trees in the community. He discussed the progress of the design for the community entry way off of Yosemite and that they are awaiting the proposal.

Following discussion, upon a motion duly made by Director Tucker, seconded by Director Biernat and upon vote, unanimously carried, the Board approved seeking outside landscape design consultant not to exceed \$10,000 for design proposal for the median at Yosemite.

The Board requested that Management review water consumption over the last ten years to analyze what cost, if any, has been saved since sod throughout the community was replaced with mulch. Results of the analysis will be presented to the Board at the July meeting.

F. Fencing Discussion

The Board reviewed a resident request to repair fencing that borders South Suburban open space and resident property. No further action was taken.

Financial
Items

A. Review and Approve April 30th 2018 Financial Statements

Following review, upon a motion duly made by Director Hargett, seconded by Director Biernat and upon vote, unanimously carried, the Board accepted the April 30th, 2018 Financial Statement.

B. Ratify Interim Checks – Represented by Check Number 1342 through 1357 and four ACH payments totaling \$88,429.45

Following review, upon a motion duly made by Director Hargett, seconded by Director Biernat and upon vote, unanimously carried, the Board ratified approval of the interim checks, represented by check numbers 1342 through 1357 and four ACH payments in the amount \$88,429.45.

C. Review 2017 Draft Audit

Following review, upon a motion duly made by Director Tucker, seconded by Director Hargett and upon vote, unanimously carried, the Board accepted the 2017 Draft Audit.

Legal Matters

A. Amended and Restated Easement Agreement with Heritage Hills HOA

Per legal recommendation and following review, upon a motion duly made by Director Lew, seconded by Director Hargett and upon vote, unanimously carried, the Board approved of the amended the restated easement agreement with the Heritage Hills HOA.

Director Items

A. Golf Cart Registration

The Board discussed registration of golf carts within the Heritage Hills community. Topic to be discussed with legal at the July meeting.

B. Street Sweeping/Gutters Discussion

The Board discussed the community street sweeping and debris left in gutters. Management to follow-up with the vendor to request options for the gutters to be more thoroughly cleaned.

C. Key FOB/Key System Discussion

The Board requested Management research alternative devices for the community FOB/Key system. Management will follow up at the July meeting.

Next Meeting

A. Confirm Quorum for Next Regular Board Meeting

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

Adjournment

The meeting adjourned at 3:00 p.m.

Respectfully submitted,


Secretary for the Meeting