

MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HERITAGE HILLS METROPOLITAN DISTRICT  
NOVEMBER 08, 2018

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on November 08, 2018 at 12:30 p.m. at the Heritage Hills Clubhouse, 9201 S. 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  
Ann Hargett  
Christine Biernat

Also in attendance were:

Denise Denslow and Geol Scheirman; CliftonLarsonAllen LLP ("CLA")  
Shannon Smith Johnson; Icenogle Seaver Pogue  
Mike Crespin and Rangler Stuckey; BrightView  
Brett Smith - Resident

Call to Order

The Board meeting, was called to order at 12:32 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. and the Board excused his absence.

Landscape Items

A. Update on Transition

Mr. Scheirman and Mr. Crespin reported on the items being addressed in the landscape contract transition from Designs by Sundown, to Brightview, to include an updated snow map, holiday lighting, tree removal/replacement and dog station maintenance.

Public Comments

None.

Approval of  
Consent Agenda

A. Approval of Agenda

Following discussion, upon a motion duly made by Director Baily, seconded by

Director Hargett and upon vote, unanimously carried, the Board approved the agenda for November 08, 2018 as amended to include discussion of Celebrity Custom Home Builders signage within item VI.E.

B. Approval of Minutes from October 02, 2018 and October 08, 2018 as presented

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

Manager Items

A. Consider and Approve A-One Chipseal Contract for Asphalt and Street Repairs

Ms. Denslow reviewed the contract for street repairs and upon a motion duly made by Director Lew, seconded by Director Biernat and upon vote, unanimously carried, the Board approved the contract subject to revisions by legal counsel to update the compensation amount to include the price of the payment, performance, and warranty bond and establish December 15, 2018 as the deadline for completion.

B. Update on Entryway Enhancements

Ms. Denslow discussed with the Board the entryway enhancements. The landscaping work is scheduled to be done in the spring.

C. Update for Traffic Study 10/22/18 to 10/28/18

Mr. Scheirman reported to the Board that the traffic study was conducted and the analysis will be presented at the next regular board meeting.

D. Consider and Approve Perfect Pools LLC Pool Management and Repair Services Contract

Ms. Denslow presented the contract for Perfect Pools management and maintenance. Following discussion, upon a motion duly made by Director Hargett, seconded by Director Biernat and upon vote, unanimously carried, the Board approved the contract.

E. Other

Ms. Denslow updated the Board on the removal of Celebrity Custom Home Builders signage in the community.

Financial Items

A. Review and Approve Schedule of Cash Position

Ms. Denslow reviewed the Schedule of Cash Position with the Board. Following review, upon a motion duly made by Director Lew, seconded by Director Hargett

and upon vote, unanimously carried, the Board approved the Schedule of Cash position.

B. Review and Ratify Interim Checks

Following review, upon a motion duly made by Director Lew, seconded by Director Hargett and upon vote, unanimously carried, the Board ratified approval of the interim checks, represented by check numbers 1399 through 1421 and nine ACH payments in the amount \$121,637.73.

Legal Matters

- A. Executive session if needed, 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 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 Lew, seconded by Director Baily and upon vote, unanimously carried, the Board adjourned to Executive Session at 1:50 p.m. 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 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 Lew, seconded by Director Biernat and upon vote, unanimously carried, the Board reconvened from Executive Session at 2:34 p.m.

No action was taken by the Board in Executive Session.

Director Items

- A. Discuss Kiddie Academy Proposed Walkway

Director Lew presented the proposed walkway. It was determined no further action would be taken until the cost of the proposed work was available.

- B. Other

None.

Next Meeting

- A. Confirm Quorum for Next Regular Board Meeting

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

Adjournment The meeting was adjourned at 2:39 p.m.

Respectfully submitted,

  
Secretary for the Meeting