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

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on September 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  
Brent Bailey  
Darron Tucker  
Christine Biernat

Also in attendance were:

Denise Denslow; CliftonLarsonAllen LLP (“CLA”)  
Tamara Seaver; Icenogle Seaver Pogue  
Mike Carvill; Security Central  
Karl Bruce; Heritage Hills HOA President

Call to Order

The meeting was called to order at 12:30 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.

Landscape Items

A. Review Report from DBS

This item was tabled for the next meeting.

Public Comments

None.

Approval of  
Consent Agenda

A. Approval of Agenda

Following discussion, upon a motion duly made by Director Bailey, seconded by Director Tucker and upon vote, unanimously carried, the Board approved the agenda as amended for September 13, 2018 and excused the absence of Director Hargett.

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B. Approval of Minutes from August 20, 2018 as presented

Following discussion, upon a motion duly made by Director Lew, seconded by Director Bailey and upon vote, unanimously carried, the Board approved the August 20, 2018 minutes as amended.

Manager  
Items

A. Discuss Alternative Video Monitoring Options

Mr. Carvill reviewed two proposals from Security Central for video monitoring and updated the Board on additional options available. Discussion followed regarding the alarm notification process.

Following discussion, upon a motion duly made by Director Biernat, seconded by Director Bailey and upon vote, unanimously carried, the Board approved the two proposals from Security Central.

B. Denver Water Utility Consumption Analysis

There was no action taken on this item. It was included as information, to be utilized when considering and drafting the 2019 budget.

C. Discuss 2019 RFP for Landscaping

Ms. Denslow reviewed the 2019 RFP for landscaping. The Board discussed revising to include snow removal services and moving the (a) Mulch, (b) Tree/Shrub Care and Maintenance and (c) Annual Plantings sections to "Special Services" in the agreement. Legal will make revisions and follow up with management for distribution.

D. New Kiosk Implementation/Communication Update

Ms. Denslow presented to the Board the letter drafted to inform residents about the gate kiosk upgrade and implementation. The Board discussed revising several items in the letter. Management will follow up at the next meeting.

E. Other

None.

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

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- B. Ratify Interim Checks – Represented by Check Number 1386 through 1398 and five ACH payments totaling \$86,260.23.

Following review, upon a motion duly made by Director Lew, seconded by Director Biernat and upon vote, unanimously carried, the Board ratified approval of the interim checks, represented by check numbers 1386 through 1398 and five ACH payments in the amount \$86,260.23.

Legal Matters

None.

Director Items

- A. Discuss Maintenance of Brick Walls

This item was tabled for discussion during the budget workshop.

- B. Review Brightview's Proposal for Retaining Wall Repair

This item was tabled for discussion during the budget workshop.

- C. Discuss Extending Pool Season

The Board discussed extending the pool season in September. Management will research the cost and follow up at the next meeting.

- D. Discuss Clubhouse Rental Policy

The Board reviewed the clubhouse rental policy and discussed amending it to decline ongoing, recurring rentals going forward.

Following discussion, upon a motion duly made by Director Bailey, seconded by Director Lew and upon vote, unanimously carried, the Board approved amending the Clubhouse Rental Agreement to decline ongoing, recurring rentals.

Next Meeting

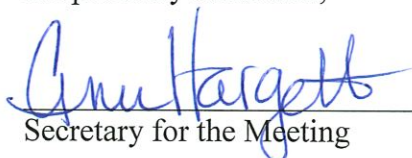
- A. Confirm Quorum for Next Regular Board Meeting

The next Regular Board meeting will be held on October 02, 2018 at 2:00 p.m.

Adjournment

The meeting adjourned at 2:30 p.m.

Respectfully submitted,

  
Secretary for the Meeting