
MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT
JULY 11, 2019

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on July 11, 2019 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
Ann Hargett
Darron Tucker
Christine Biernat
Brent Bailey

Also in attendance were:

Denise Denslow and Geol Scheirman; CliftonLarsonAllen LLP (“CLA”)
Rangler Stuckey; BrightView Landscape Services, Inc. (“BrightView”)
Shannon Smith Johnson; Icenogle Seaver Pogue (“ISP”)
Had Bradley; Perfect Pools

Call to Order The 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.

Landscape Items A. Update

Mr. Stuckey provided an update to the Board. The Board discussed plants for the Yosemite entrance of Heritage Hills Parkway. Following discussion, upon a motion duly made by Director Bailey, seconded by Director Biernat and upon vote, unanimously carried, the Board approved BrightView’s work order to install perennials and mulch for an amount not to exceed \$8,500. Directory Biernat will set up a time to evaluate.

Public Comments Mr. Dodds addressed the Board with his concerns about solicitors and who should he contact. The Board advised Mr. Dodds to contact the City of Lone Tree. Also, Mr. Dodds asked about the update for gate closure, the Board noted they are still discussing.

Approval of
Consent Agenda A. Approval of Agenda

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

Hargett and upon vote, unanimously carried, the Board approved the agenda for July 11, 2019 as amended.

B. Approval of Minutes from May 9, 2019 meeting

Following review, upon a motion duly made by Director Lew, seconded by Director Hargett and upon vote, unanimously carried, the Board approved the minutes from May 9, 2019 subject to a correction to Director Items, Item C.

Manager Items

A. Stormwater Support Services

Mr. Scheirman provided the update to the Board. Ms. Johnson presented the Board with the revisions to the MS4 Permit Support Services Contract requested by RT Civil Consultants, LLC. The Board discussed and declined to accept the proposed changes and directed Mr. Scheirman to research additional vendors.

B. Update on Pool

Mr. Scheirman provided an update to the Board regarding signage. Mr. Bradley stated the heater at the Overlook pool is 20 years old and in need of replacement. The Board discussed having both heaters replace in early Spring 2020 for economies of scale. Following discussion, upon a motion duly made by Director Lew, seconded by Director Tucker and upon vote, unanimously carried, the Board approved the replacement of heaters by Perfect Pools at both pool in an amount not to exceed \$75,000 subject to general counsel's preparation and approval of a contract therefor.

C. Entryway Enhancements

Mr. Scheirman provided an update to the Board.

D. Review Safety Vendors

Legal counsel and Ms. Denslow are reviewing options for the community. Director Tucker will work with Mr. Scheirman to research option and pricing to regulate access that will work with current system.

E. Update on Traffic Signs

a. Review and Consider Approval of Proposal

Mr. Scheirman review proposal with the Board. Following discussion, upon a motion duly made by Director Hargett, seconded by Director Biernat and upon vote, unanimously carried, the Board approved the solar package in an amount not to exceed \$10,000.

F. Pool Parking Update

Deferred.

G. Updated Fencing Repair Proposal

Mr. Scheirman is getting the fencing project scheduled and the deposit payment cut.

H. Update on Pillars and Masonry

Mr. Scheirman provided an update to the Board and will provide additional information regarding engineer proposals.

I. Tennis Court Reservations

Deferred until the September meeting.

I. Update on Detention Pond

The pond is working as intended and being maintained by the Urban Drainage and Flood Control District.

Financial Items

A. Accept Cash Position Report

Following review, upon a motion duly made by Director Hargett, seconded by Director Biernat and upon vote, unanimously carried, the Board accepted the cash position report. Director Hargett requested a meeting to discuss monthly statements. CLA will coordinate.

B. Ratify Interim Checks

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 1513 through 1527 and 5 ACHs in the amount \$227,372.92.

C. Expenditure Tracking Report

The Board discussed the report and would like a committed line or column to keep track of items the Board has approved and allocated funds toward.

Legal Items

A. Executive session

Not necessary.

B. Approval of Rules and Regulations for District Pool Facilities

Following review, upon a motion duly made by Director Tucker, seconded by Director Hargett and upon vote, unanimously carried, the Board approved the Rules and Regulations for District Pool Facilities subject to a revision to include language prohibiting oversized floatation devices.

Director Items

A. Overnight Parking and HOA Covenant Enforcement Request

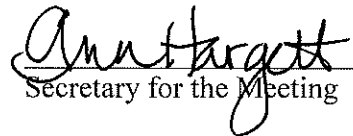
The Board discussed and authorized waiving attorney-client privilege for the limited purpose of discussing the District's concerns regarding HOA towing signage and authorized legal counsel to speak with HOA attorney regarding overnight parking and HOA covenant enforcement requests.

B. Other

The Board discussed and authorized legal counsel and the District's manager to proceed with discussing the preparation of an Amended and Restated Service Plan for submission to the City of Lone Tree and petitioning Lone Tree to serve as the District's approving jurisdiction.

Meeting Dismissal The Board adjourned the meeting.

Respectfully submitted,


Secretary for the Meeting