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MINUTES OF REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HERITAGE HILLS METROPOLITAN DISTRICT  
JUNE 13, 2019

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on June 13, 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”)

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.

B.     Proposals

Mr. Stuckey presented the following proposals:

- Blackflow preventer in the amount not to exceed \$4,332.20

Following review, upon a motion duly made by Director Bailey, seconded by Director Biernat and upon vote, unanimously carried, the Board delegated authority to Director Bailey to approve the installation of a blackflow preventer in an amount not to exceed \$4,332.20 after confirmation of the unit pricing by BrightView.

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- Revised odd lot in the amount of \$5,833.20

Following review, upon a motion duly made by Director Bailey, seconded by Director Tucker and upon vote, unanimously carried, the Board approved the revised odd lot proposal in the amount of \$5,833.20.

- Hand watering 3 trees in odd lot in the amount of \$3,935.56

The Board directed ISP to prepare a Task Order allowing the District to authorize individual hand watering trips based on a per-trip charge.

- Boulders to odd lot in the amount of \$4,395.00

The Board tabled this proposal.

- Trench for electric in the amount of \$15,734.72

The Board tabled this proposal.

- Turf and plant installation between Aspen Hill Dr and Aspen Hill Cir in the amount of \$37,271.76

Following review, upon a motion duly made by Director Lew, seconded by Director Bailey and upon vote, with Director Tucker voting nay and Director Hargett abstaining, the Board approved the turf and plant installation proposal in the amount of \$37,271.76.

Mr. Tucker asked about installing an automated system to shut off irrigation via phone to consider in the fall with irrigation upgrades. Mr. Stuckey will provide additional information.

Public Comments

None.

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 June 13, 2019 as amended to include discussion of District pool fees and rules and regulations.

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.

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Manager Items

A. Stormwater Support Services

Mr. Scheirman provided the update to the Board. The Board directed legal counsel to further negotiate with RT Civil Consultants, LLC after reviewing the contractor's requested changes to the agreement.

B. Update on Pool

Mr. Scheirman provided an update to the Board. The Board asked that the pool staff not let anyone in without a fob to the pool. The Board requested Mr. Scheirman to work on signage for the pool gates.

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.

E. Pool Parking Update

Following review, upon a motion duly made by Director Bailey, seconded by Director Biernat and upon vote, unanimously carried, the Board approved the Line Striping Proposal in the amount of \$325.

F. Updated Fencing Repair Proposal

Following review, upon a motion duly made by Director Hargett, seconded by Director Biernat and upon vote, unanimously carried, the Board approved the fencing proposal in an amount not-to-exceed of \$15,000.

G. Update on Pillars and Masonry

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

H. Tennis Court Reservations

Deferred until the September meeting.

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 Tucker, seconded by Director Biernat and upon vote, unanimously carried, the Board ratified approval of the interim

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checks, represented by check numbers 1504 through 1512 and 4 ACHs in the amount \$133,273.44.

Legal Items

A. Executive session

Not necessary.

Director Items

A. Discuss ATV incident and Approve Delivery of Notice of Violation

Following discussion, upon a motion duly made by Director Lew, seconded by Director Hargett and upon vote, unanimously carried, the Board approved the delivery of a Notice of Violation of the Heritage Hills Metropolitan District Rules and Regulations Related to Street, Sidewalk, and Open Space Use (the "Street Rules and Regulations") related to an ATV incident occurring on May 17, 2019.

B. Discuss Enforcement of Street, Sidewalk, Open Space Rules and Regulations

The Board discussed the means by which it will authorize the delivery of a Notice of Violation of the Street Rules and Regulations. The Board determined that Notices of Violation will be issued after approval by the Board following notice of an incident.

C. Other

The Board discussed the Adult Olympics which will use the Overlook pool and field.

The Board directed CLA to not return the deposit for the last Clubhouse rental due to the renter's failure to clean the Clubhouse after the event and comply with the Clubhouse Private Event Regulations and Rental Agreement.

The Board also discussed with Karl from the HOA the prospect of an HOA donation to the District for a special project, such as landscaping. The Board will confer further.

D. Pool Rules and Regulations.

The Board discussed adopting rules and regulations for the Districts' pool facilities and imposing fees related to the provision and use of those facilities.

Meeting Dismissal

The Board adjourned the meeting.

Respectfully submitted,

  
Secretary for the Meeting