

MINUTES OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT
SEPTEMBER 19, 2019

A special meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on September 19, 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
Brent Bailey
Christine Biernat

Also in attendance were:

Denise Denslow; CliftonLarsonAllen LLP (“CLA”)
Shannon Smith Johnson; Icenogle Seaver Pogue (“ISP”)
Rangler Stuckey; BrightView Landscape Services, Inc. (“BrightView”)
Had Bradley; Perfect Pools
Ed Bade; Resident
Vicki Benson; Resident

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.

Public Comments

Mr. Bade and Ms. Benson discussed proposed changes to District landscaping and sidewalk installation along Heritage Hills Parkway.

Landscape Items

A. Update

Mr. Stuckey reviewed the maintenance report with the Board. The Board requested a pre-snow removal meeting with a committee of two Directors. BrightView will send information to the Board about the presence of Japanese beetles in the area and will provide a full plan for beetle control. Mr. Stuckey noted the annual color design should be available for the Board to review at the next meeting

Mr. Stuckey presented three irrigation proposals totaling \$10,165. Upon a motion duly made by Director Lew, seconded by Director Biernat and upon vote, unanimously carried, the Board approved two of the irrigation proposals to upgrade 2G modems and install rain sensors on 14 controllers totaling \$7,470.

Approval of
Consent Agenda

A. Approval of Agenda

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

Lew and upon vote, unanimously carried, the Board approved the agenda for September 19, 2019.

B. Approval of Minutes from August 8, 2019 meeting

Following review, upon a motion duly made by Director Bailey, seconded by Director Hargett and upon vote, unanimously carried, the Board approved the minutes from August 8, 2019.

Financial Items

A. Accept Cash Position Schedule

Following review, upon a motion duly made by Director Bailey, seconded by Director Hargett and upon vote, unanimously carried, the Board accepted the cash position report.

B. Expenditure Tracking Report

The Board reviewed the current Expenditure Tracking Report.

C. 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 1542 through 1558 and 6 ACHs in the amount \$116,940.78.

Manager Items

A. Update on Pool

Mr. Bradley provided an update to the Board and noted the heaters will need to be addressed prior to the next season. He has requested two proposals for consideration. The Board discussed the prior authorization for this work and determined that rather than authorize Perfect Pools to proceed, the District would publish for additional bids..

The Board discussed concerns and comments Directors have received from residents regarding the surface of the pool and discussed the lack of supervision and enforcement of the pool Rules and Regulations. The Board also discussed Perfect Pools' failure to provide lifeguards at the Overlook Pool over Labor Day weekend, and Mr. Bradley confirmed he would establish and present a staffing plan to address these issues in the future.

Discussion ensued regarding the pool service contract.

B. Tennis Court Reservations

Deferred until the October meeting.

C. Update on Traffic Signs

Ms. Denslow reported the signs have been installed and are functioning properly.

D. Pool Parking Update

This has been completed.

E. Playground Project

- a. Approval of Contract with Woods Site & Playscapes, Inc.

Following review, upon a motion duly made by Director Hargett, seconded by Director Tucker and upon vote, unanimously carried, the Board approved the Contract with Woods Site & Playscapes, Inc. for work in the amount of \$69,100 plus the cost of a payment and performance bond.

- F. Review Safety Vendors

No further update.

- G. Updated Fencing Repair Proposal

This has been completed.

- H. Stucco Wall Painting Project

Deferred.

- I. Entryway Enhancements

Ms. Denslow updated the Board that fobs and transponders have been updated and replaced and requests have since slowed down. Another batch of transponders will be ordered.

- J. Other

The Board discussed the playground design for installation by Woods Site and Playscapes, Inc. at both parks.

Legal Items

- A. Executive session

Not necessary.

Director Items

None.

Next Meeting

The Board confirmed a quorum for the next Board meeting on October 8th.

Meeting Dismissal

The Board adjourned the meeting.

Respectfully submitted,


Secretary for the Meeting