

MINUTES OF SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HERITAGE HILLS METROPOLITAN DISTRICT  
AUGUST 13, 2020

A special meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on August 13, 2020 at 12:30 p.m. via online – ZOOM Meeting. 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:

Geol Scheirman, Denise Denslow & Christine Harwell; CliftonLarsonAllen LLP (“CLA”)  
Tamara Seaver & Shannon Smith Johnson; Icenogle Seaver Pogue (“ISP”)  
Rangler Stuckey; BrightView Landscape Services

Residents:

|                     |                       |                     |
|---------------------|-----------------------|---------------------|
| Greg Sprigg         | Susan Carter          | Keith Kasten        |
| Scott Heck          | Amy Dodds             | Kevin McClure       |
| Sandy Apotheker     | Jesse & Vanessa Rolla | Kristy Jenkins      |
| Kim Kurban          | Brad Krinhop          | Marilyn Shaffer     |
| Lina Schley         | Brett Smith           | Ryan & Megan Koonce |
| Shaun Seales        | Brian Hudson          | Sarah Nicholls      |
| Sarah Tyson         | Carol Hegarty         | Marie Foster        |
| Todd & Kate Griffin | Jen Bakken            | John Moore          |
| Ken Fugate          | Jen Hagen             | Gabriela            |
| Kevin Gedeon        | Jennifer Greco        | Heather             |
| Laura               | Bethany               | Jason               |
| Kendall             | Bev                   |                     |
| Callie              | Elizabeth             |                     |

Call to Order

The meeting was called to order at 12:31 p.m.

Declaration of  
Quorum/Director  
Qualifications/  
Disclosures of  
Conflicts

The Board discussed the requirements 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

Public comments from those in attendance included discussion regarding the following topics: safety in relation to speeding, pedestrian crosswalks, and gate closures; the proportion of pickleball courts versus tennis courts; the remaining 2020 pool season; and election process and District transparency.

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Landscaping Items      Updates

Mr. Stuckey reviewed the landscaping updates with the Board.

Proposals

Mr. Stuckey reviewed with the Board the four proposals for converting mulch to rock throughout the community.

Following discussion, the Board tabled this item and requested that pricing for a phased approach to converting mulch to rock throughout the community be presented at the next Board meeting.

Consent Agenda

Approval of Agenda

Approval of Minutes from July 6, 2020 Special Meeting

Following review, upon a motion duly made by Director Lew, seconded by Director Hargett and, upon vote, unanimously carried, the Board approved the Consent Agenda.

Financial Items

Review and Ratify Approval of Interim Claims

Ms. Harwell reviewed the interim claims with the Board.

Following review, upon a motion duly made by Director Hargett, seconded by Director Bailey and, upon vote, unanimously carried, the Board ratified approval of the interim claims, in the amount of \$192,609.44.

Review and Accept June 30, 2020 Financial Statements

Ms. Harwell reviewed the June 30, 2020 Financial Statements with the Board.

Following review, upon a motion duly made by Director Bailey, seconded by Director Biernat and, upon vote, unanimously carried, the Board accepted the June 30, 2020 Financial Statements.

Other

Ms. Harwell inquired as to whether or not the Board desired a 2021 budget workshop.

Following discussion, the Board requested CLA to schedule a 2021 budget workshop.

Manager Items

Review and Consider Approval of Pickleball Scope and Price on District Contract Form

Ms. Scheirman reviewed with the Board the Coatings Inc. proposal to convert one of the Overlook tennis court into two permanent pickleball courts.

Following discussion, upon a motion duly made by Director Tucker, seconded by Director Bailey and, upon vote, unanimously carried, the Board rescinded its

previous approval to convert Overlook one tennis court into two permanent pickleball courts.

Following further discussion, upon a motion duly made by Director Lew, seconded by Director Tucker and, upon vote, unanimously carried, the Board approved adding two flex pickleball courts on the east Clubhouse tennis court and removing the ten-and-under lines from that court. The Board directed CLA to coordinate with legal counsel as necessary to obtain new pricing from Coatings, Inc. for such work and directed legal counsel to prepare a contract on the District's form of contract for the same.

Review and Consider Approval of JR Engineering Pavement Maintenance Program Scope and Price on District Contract Form

Mr. Scheirman reviewed the JR Engineering Pavement Maintenance Program proposal with the Board.

Following discussion, upon a motion duly made by Director Bailey, seconded by Director Hargett and, upon vote, unanimously carried, the Board approved moving forward with a full mill and overlay on S. Shadow Hill Drive, S. Lost Hill Drive, and E. Aspen Hill Lane, and construction of two raised intersections. The Board directed CLA to coordinate with legal counsel as necessary to obtain new pricing from JR Engineering for pavement evaluation, design document preparation, bid document preparation, and construction observation related to this work and directed legal counsel to prepare a contract with JR Engineering on the District's form of contract for the same.

The Board requested that CLA acquire additional bids for the long-term engineering pavement maintenance program.

Review and Consider Approval of MFish Graphics Scope and Price for Speed Limit Signs on District Contract Form

Mr. Scheirman reviewed with the Board the MFish Graphics' proposal for the installation of new speed limit signs.

Following review, upon a motion duly made by Director Lew, seconded by Director Biernat and, upon vote, unanimously carried, the Board approved installing 13 new speed limit signs and removing old signs where applicable and directed legal counsel to prepare a contract with MFish Graphics on the District's form of contract for the same in an amount not to exceed \$2,000.

Review and Consider Approval of Scope and Price from National Pavement Partners for Street Painting on District Contract Form

Ms. Scheirman reviewed the National Pavement Partners scope and price for street painting with the Board.

Following discussion, this item was tabled.

Pool Updates

Mr. Scheirman provided an update on the 2020 pool season to the Board, noting that an additional lifeguard has been hired by Elite Aquatics, LLC to provide for daytime swimming for the remainder of the pool season. Mr. Scheirman also noted that the reservation system would no longer be required after August 13, 2020. The Board emphasized the importance of not allowing “swim at your own risk” hours due to liability issues noted by legal counsel.

Other

None.

Legal Items

Other

None.

Director Items

Other

None.

Adjournment

The Board adjourned the meeting at 3:21 p.m.

Respectfully submitted,

DocuSigned by:

*Ann Hargett*

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Secretary for the Meeting

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Timestamps

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