

MINUTES OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT
DECEMBER 10, 2020

A special meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on December 10, 2020 as a videoconference via Zoom. The meeting was open to the public. online and telephone conference as follows in order to preserve the health, safety, and welfare of the public in light of the imminent threat caused by the COVID-19 pandemic and due to the state of emergency declared by Governor Polis, as amended and extended, corresponding executive orders and public health orders, as amended and extended, and CDC recommendations against gathering in large groups in order to mitigate the spread of the COVID-19 virus:

Via Online – Zoom:

<https://us02web.zoom.us/j/88909206008>; Meeting ID: 889 0920 6008, Passcode 843708

Via telephone at 346-248-7799, Meeting ID: 889 0920 6008, Passcode 843708

The meeting was open to the public.

Attendance

In attendance were the following Directors:

Joyce Lew
Ann Hargett
Brent Bailey
Darron Tucker
Christine Biernat

Also in attendance were:

Denise Denslow, Nic Carlson & Christine Harwell; CliftonLarsonAllen LLP (“CLA”)
Rangler Stuckey; BrightView Landscape Services
Tamara Seaver; Icenogle Seaver Pogue, P.C.
Taylor Goetz, Rick Rome, Mike Greigger & Paige Coufal; IMEG Corp.

Call to Order

Ms. Denslow called the meeting to order at 12:32 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 Director Tucker no longer serves on the board of the Heritage Hills HOA.

Public Comments

None.

Landscaping Items Updates

Mr. Stuckey reviewed the landscaping updates with the Board and recommended deep root watering. Following discussion, the Board directed BrightView to remove holiday lighting on January 11, 2021.

Proposals

Mr. Stuckey reviewed electrical issues, noting the holiday lights on the island on S. Heritage Hills Parkway are not working. He noted that a repair would require digging up asphalt. The Board requested Mr. Stuckey work with Mr. Carlson to solicit a bid.

Mr. Stuckey reviewed the proposal for winter watering. Upon a motion duly made by Director Biernat, seconded by Director Bailey and, upon vote unanimously carried, the Board approved the proposal for winter watering in an amount not to exceed \$3,000 per month from December through February.

Mr. Stuckey reviewed the landscape design proposals. Director Lew recommended scheduling a special meeting in early January for Board members to consider proposals. CLA will schedule the meeting. Mr. Stuckey will provide printed copies of the proposals to the Board members.

Consent Agenda

Approval of Agenda

Approval of Minutes from October 26, 2020 Special Meeting and November 12, 2020 Special Meeting

Following review, upon a motion duly made by Director Hargett, seconded by Director Biernat and, upon vote unanimously carried, the Board approved the Consent Agenda, as amended to include “Contract with Pool Vendor: and “Intergovernmental Agreement with City of Lone Tree Regarding Lincoln Avenue” to the Agenda for discussion under Agenda item VIII. Legal Items.

Financial Items

Review and Ratify Approval of Interim Claims

Ms. Denslow reviewed the interim claims. Directors Tucker and Bailey asked about gate costs and instructed CLA to investigate replacement costs. Upon a motion duly made by Director Lew, seconded by Director Bailey and, upon vote unanimously carried, the Board ratified approval of the interim claims.

Review and Accept December 1, 2020 Cash Position Report

The December 1, 2020 Cash Position Report was not included in the packet. No discussion or action was taken.

Conduct Public Hearing to Consider Adoption of 2021 Budget, Appropriate Expenditures and Certify Mill Levies; Consider Adoption of Resolution 2020-12-01, Resolution to Adopt 2021 Budget, Appropriate Expenditures and Certify Mill Levy

Upon a motion duly made by Director Bailey, seconded by Director Tucker and, upon vote unanimously carried, the Board opened the public hearing to consider adoption of the 2021 Budget, appropriate expenditures and certify mill levies at 1:20 p.m. No members of the public were present. The public hearing was closed at 1:21 p.m.

Ms. Harwell reviewed the changes that had been made to the 2021 Budget since the November 12, 2020 Board meeting. No further changes to the 2021 Budget were requested. Upon a motion duly made by Director Hargett, seconded by Director Bailey and, upon vote unanimously carried, the Board approved Resolution No. 2020-12-01 to Adopt the 2021 Budget, Appropriate Expenditures and Certify Mill Levies.

Other - None.

Manager Items

IMEG Introductions

Ms. Denslow introduced the IMEG team including Taylor Goetz, Rick Rome, Paige Coufal and Mike Creigger.

Discussion regarding Clubhouse Reservations

No update was provided. No action taken.

Other - None.

Legal Items

Contract with Pool Vendor

Ms. Seaver requested the Board's direction to finalize the pool contract, including dates of operation, hours of operation, COVID-19 protections, and reimbursements for vendor expenses.

Following discussion, the Board decided the pool will open May 28, 2021, the Friday of Memorial Day weekend. Pool hours will remain the same as last year but without the 7:00 a.m. open swim. The Board directed Ms. Seaver regarding COVID-19 rate prorations and vendor expenses to be negotiated.

Intergovernmental Agreement with the City of Lone Tree for Regarding Lincoln Avenue

Upon a motion duly made by Director Tucker, seconded by Director Bailey and, upon vote unanimously carried, the Board approved the District entering into negotiations for an Intergovernmental Agreement with the City of Lone Tree

Regarding Financial Contribution Toward Milling and Overlay of Lincoln Avenue and the District's \$25,000 contribution.

Other – None.

Director Items

Other

The Board discussed the new paint that was applied to the mailboxes, noting some difficulty with accessing mail. Mr. Carlson reported to the Board that he is working with USPS to access all mailboxes in the District with ease and to ensure no mailboxes are painted shut.

Next Meeting

The Board confirmed a quorum for the next regularly scheduled Board meeting on January 14, 2021 at 5:30 p.m.

Adjournment

Ms. Denslow adjourned the meeting at 2:10 p.m.

Respectfully submitted,

DocuSigned by:

Ann Hargett

Secretary for the Meeting