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MINUTES OF REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HERITAGE HILLS METROPOLITAN DISTRICT  
FEBRUARY 13, 2020

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on February 13, 2020 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, Geol Scheirman & Cristen VanNiekerk; CliftonLarsonAllen LLP (“CLA”)  
Tamara Seaver; Icenogle Seaver Pogue (“ISP”)  
Rangler Stuckey; BrightView Landscape Services, Inc. (“BrightView”)

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.

Landscape Items

A. Update

Mr. Stuckey reviewed the maintenance report with the Board. The Board discussed snow removal following the storm and removing snowbanks within the cul-de-sacs.

Following review, upon a motion duly made by Director Bailey, seconded by Director Biernat and upon vote, unanimously carried, the Board approved a work order from BrightView to dig a trench for the electric company on Yosemite Hill, in the amount of \$4,897.08.

Following review, upon a motion duly made by Director Bailey, seconded by Director Hargett and upon vote, unanimously carried, the Board approved a work order from AM Tech Electric for electrical work, with a not to exceed of \$2,500.

Public Comments

None.

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Approval of  
Consent Agenda

- A. Approval of Agenda
- B. Approval of Minutes from January 9, 2020
- C. Stormwater Engineering Task Order Services Contract
- D. Pool Management Services Contract

Following review, upon a motion duly made by Director Bailey, seconded by Director Tucker and, upon vote, unanimously carried, the Board approved the consent agenda, with the exception of Pool Management Services Contract., which was tabled for final vender review.

Financial Items

- A. Review and Ratify Interim Claims

Ms. VanNiekerk 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 checks, represented check numbers 1597 through 1610 and four ACH payments, in the amount \$152,692.80.

- B. Review and Accept December 31, 2019 Financial Statements

Ms. VanNiekerk reviewed the December 31, 2019 Financial Statements with the Board.

Following review, upon a motion duly made by Director Hargett, seconded by Director Bailey and, upon vote, unanimously carried, the Board accepted the December 31, 2019 Financial Statements.

Manager Items

- A. Sidewalk/Landscape Project Proposal

Mr. Scheirman reviewed the sidewalk/landscape project proposal with the Board.

Following review, upon a motion duly made by Director Tucker, seconded by Director Lew and, upon vote, unanimously carried, the Board approved the sidewalk/landscape project proposal, in the amount of \$147,326.65.

- B. Pool Updates

Director Lew informed the Board she will be going through the manufacturer for pool furniture. Mr. Scheirman will have boiler proposals for Board to review at next meeting.

- C. Playground Inspection update

Mr. Scheirman informed the Board that playground inspection was completed. Items to be address where signage and additional playground mulch. BrightView will be submitting a proposal for playground mulch.

- D. Dog Waste Clean-Up

The Board discussed additional dog waste clean-up signage throughout the community. No action was taken at this time.

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E. Update on Signage

The Board discussed updating to uniform post sign to be painted throughout the community. Mr. Scheirman will present proposals at the March Board meeting.

F. Update on Community Ambassador

Mr. Scheirman informed the Board that he is waiting on BrightView to provide additional information regarding logistics and pricing for a Community Ambassador.

G. Other

None.

Legal Items

- A. Executive session pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the regulation of District facilities and City of Lone Tree proposed ordinance and regulations, if necessary

Upon a motion duly made by Director Bailey, seconded by Director Hargett and, upon vote, unanimously carried the Board entered executive session at 2:00 p.m.

Upon a motion duly made by Director Bailey, seconded by Director Hargett and, upon vote, unanimously carried, the Board exited executive session at 2:36 p.m.

- B. Review and Consider Approval of Resolution Amending Rules and Regulations for District Pool Facilities

Ms. Seaver reviewed the Resolution Amending Rules and Regulations for District Pool Facilities with the Board.

Following review, upon a motion duly made by Director Lew, seconded by Director Biernat and, upon vote, unanimously carried, the Board approved the Resolution Amending Rules and Regulations for District Pool Facilities.

Director Items

- A. Other

The Board approved rescheduling the April, June and August Regular Board Meetings to the third Thursday of each month: April 16, June 18 and August 20.

Next Meeting

The Board confirmed a quorum for the next Board meeting on March 12, 2020.

Meeting Dismissal

The Board adjourned the meeting at 2:45pm.

Respectfully submitted,

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*Anne Hargett*  
Secretary for the Meeting