

MINUTES OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT
MAY 4, 2020

A special meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on May 4, 2020 at 9:00 a.m. via online - GoToMeeting. 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 & Cristen VanNiekerk; CliftonLarsonAllen LLP (“CLA”)
Tamara Seaver; Icenogle Seaver Pogue (“ISP”)
Rangler Stuckey; BrightView Landscape Services, Inc. (“BrightView”)
Tom Hastings & Pedro Manriquez; A.G. Wassenaar, Inc. (“AGW”)
Rocky Carns & Trent Marshall; JR Engineering

Call to Order

The meeting was called to order at 9:02 a.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.

Landscape Items

A. Updates

Mr. Stuckey reviewed the landscape report with the Board, noting that a landscape walk to review tree health will be scheduled prior to the June Board meeting. Mr. Stuckey noted that sidewalk plants affected by the cold snap will be replaced.

Additionally, Mr. Scheirman informed the Board that a claim has been filed for the two pear trees taken out by the recent car accident.

Discussion also ensued regarding trash bins to be ordered. Mr. Scheirman confirmed that CLA will handle ordering the requested trash bins.

The Board also discussed concerns about speed limits within the community and what additional precautions can be taken. No action was taken at this time.

B. Proposals

Following review, upon a motion duly made by Director Bailey, seconded by Director Biernat and, upon vote, unanimously carried, the Board approved work

order proposals from BrightView, in the total not-to-exceed aggregate amount of \$41,000 and \$35,000.

Mr. Scheirman informed the Board that electrical work along Yosemite has been completed and that BrightView will test and install lighting.

Public Comments

No public present.

Discussion ensued regarding road repair. Mr. Tom Hastings, with AGW, presented the report – highlighting problem areas and noting repair costs for approximately \$18,000-\$20,000. Mr. Scheirman and Mr. Carns will work on a priority list for 2020 repairs, with a goal of having a comprehensive report available through 2021. The Board requested additional proposals for a competitive analysis for street work.

Approval of
Consent Agenda

- A. Approval of Agenda
- B. Approval of Minutes from April 16, 2020

Following review, upon a motion duly made by Director Lew, seconded by Director Bailey and, upon vote, unanimously carried, the Board approved the consent agenda.

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 claims.

- B. Review and Accept March 31, 2020 Cash Position Report

Ms. VanNiekerk reviewed the March 31, 2020 Cash Position Report 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 March 31, 2020 Cash Position Report.

Manager Items

- A. Pool Updates

Discussion ensued regarding possible pool opening dates. The Board decided to wait on opening the pool, for further clarity from other governmental entities. After discussing the pool contract, the Board approved appointing a subcommittee to work with legal on troubleshooting potential questions within the change of contract. Director Biernat and Director Hargett were appointed to the subcommittee. The Board will continue to re-evaluate the opening date of the pool, due to current COVID-19 concerns. No final decision was made at this time.

Mr. Scheirman informed the Board that pool furniture has been replaced, including 40 replacement items, which have been placed in storage.

- B. Update on Community Ambassador

Upon a motion duly made by Director Bailey, seconded by Director Biernat and, upon vote, unanimously carried, the Board approved BrightView to solicit for a Community Ambassador position.

C. Update on District Road Damage

This item was tabled.

D. Discussion regarding Street Repair

This item was discussed at the start of the meeting, during “public comments.”

E. Other

Discussion ensued regarding the community’s tennis courts. The Board discussed tennis structure and approved following CO & USTA guidelines for safety during current COVID-19 concerns. The Board approved having guidelines reviewed by legal and then laminated and posted at each of the tennis courses. The Board requested CLA determine if the pool vendor can facilitate daily cleanings of the tennis court areas.

Legal Items

A. Other

None.

Director Items

A. Discussion on “Food Truck Fridays”

Following discussion, the Board approved “Food Truck Fridays” subject to the following provisions: limited to three food trucks per Friday, an extra lifeguard must be paid for on nights food trucks are present, food trucks are responsible for cleaning up after the event and must provide a point of contact during the event.

B. Discussion regarding “Safer-at-Home”

The Board discussed the opening or closing of the Clubhouse. At this time, the Board determined that all indoor Clubhouse activities remain closed and no new reservations will be taken at this time. This will continue to be re-evaluated as new governmental guidance is provided.

C. Other

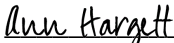
The Board discussed street cleaning and sweeping, determining it will be done the week of May 4th. Special attention will be paid to areas of concern throughout the community where glass has been noted. Director Tucker will follow up with management to ensure glass areas are tended to properly.

Next Meeting

The Board requested that a special meeting be scheduled for May 18, 2020 at 9:00 a.m. The Board also requested the location be changed from the Heritage Hills Clubhouse to an online GoToMeeting, with all participation to be virtual due to COVID-19 pandemic public health and safety concerns.

Meeting Dismissal The Board adjourned the meeting at 11:50 a.m.

Respectfully submitted,

DocuSigned by:


Secretary for the Meeting