

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

A special meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on September 10, 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; CliftonLarsonAllen LLP (“CLA”)
Tamara Seaver; Icenogle Seaver Pogue (“ISP”)
Rangler Stuckey; BrightView Landscape Services

Residents:

Orit Yehezkel

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

Ms. Yehezkel presented her interest in installing a running track throughout the community, to the Board, providing location, length and installation suggestions.

Landscaping Items

Updates

Mr. Stuckey reviewed the landscaping updates with the Board.

Proposals

Mr. Stuckey reviewed with the Board the updated proposals, which included a phased approach, for converting mulch to rock throughout the community. Mr. Stuckey noted different savings available when combing different sections of the project.

Following discussion, upon a motion duly made by Director Lew, seconded by Director Hargett and, upon vote, unanimously carried, the Board approved Phases 1, 2, 3 and 4 of the rock installation proposal, with a not to exceed of \$300,000.

Track A (Odd Lot)

Discussion ensued among the Board regarding the Tract A (Odd Lot) landscaping, noting complaints received from residents within the community. The Board

discussed the cost for a tap installation, determining total cost to be around \$40,000. Following discussion the Board determined to continue watering Tract A with the water truck.

Pool Updates

Discussion ensued among the Board regarding the 2020 pool season and potential changes for the 2021 pool season. Following discussion, the Board determined to provide the community with a survey, to best incorporate community needs and preferences for the 2021 pool season.

Consent Agenda

Approval of Agenda
Approval of Minutes from August 13, 2020 Special Meeting
Ratify Approval of Doors West Inc. Emergency Screen Replacement Work
Ratify Work Order Contract with Coatings, Inc. for Clubhouse Pickleball Painting

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

Financial Items

Review and Ratify Approval of Interim Claims

Following review, upon a motion duly made by Director Hargett seconded by Director Lew and, upon vote, unanimously carried, the Board approved the interim claims for payment in the amount of \$157,772.73.

Review and Accept July 31, 2020 Cash Position Report

Following review, upon a motion duly made by Director Bailey seconded by Director Biernat and, upon vote, unanimously carried, the Board accepted the July 31, 2020 Cash Position Report.

Other

None.

Manager Items

Discussion regarding District Brick Fence

Mr. Scheirman updated the Board regarding the District's Brick Fence, including looking at sealing options. The Board requested testing and warranty information regarding seals.

Following review, upon a motion duly made by Director Bailey, seconded by Director Lew and, upon vote, unanimously carried, the Board approved not to exceed \$1,200 for repair of the wall on the northwest end of the community. The Board requested followup regarding quality of repair.

Discussion regarding Tract A (Odd Lot) Landscaping

This item was discussed above.

Discussion regarding Community Running Track

The Board discussed possible options and locations for installation of a community running track, as presented by Ms. Yehezkel. No formal action was taken at this time.

Pool Updates

This item was discussed above.

Other

None.

Legal Items

Other

Following discussion, upon a motion duly made by Director Bailey, seconded by Director Lew and, upon vote, unanimously carried, the Board rescinded approval of the Pavement Maintenance and Improvement Services Agreement with J.R. Engineering.

Director Items

Other

Director Lew will be reaching out to the United States Postal Service regarding painting of mailboxes.

Director Lew updated the Board for possible replacement lounge chairs for the pools for the 2021 pool season.

Adjournment

The Board adjourned the meeting at 2:54 p.m.

Respectfully submitted,

DocuSigned by:

Ann Hargett

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Secretary for the Meeting

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