

MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
HERITAGE HILLS METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
AUGUST 2, 2024

A special meeting of the Board of Directors of the Heritage Hills Metropolitan District (referred to hereafter as the “Board”) was convened on August 2, 2024, at 8:15 a.m., at the Heritage Hills Clubhouse and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Shaun Seales, President  
Christina Epling, Treasurer  
Jerome Dyck, Secretary  
Todd Griffin, Assistant Secretary

Brad Dodds, Vice-President was absent and excused.

Also, In Attendance Were:

Nic Carlson, Ashley Heidt and Carrie Beacom; CliftonLarsonAllen LLP (“CLA”)  
Beth Dauer, Esq. and Barbara Vander Wall, Esq.; Seter, Vander Wall & Mielke, P.C.  
 (“SVW”)  
Leigh Dufresne; Brightview Landscape Services  
Steve Fromm, Kathy Fromm and Christine Brenden; Fromm & Company LLC (“Fromm”)  
Carson Besgrove; Merrick & Company (“Merrick”)  
Chester Gilliam; Wizard Works Security Systems (“Wizard Works”)  
Paul Strickland; Paul Strickland LLC  
Jocelyn King; Heritage Hills Homeowners Association  
Jill Clark and Abe Laydon; members of the public

ADMINISTRATIVE MATTERS

**Call to Order:**

The meeting was called to order at 8:18 a.m.

**Disclosures of Potential Conflicts of Interest:**

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. No additional conflicts were disclosed at the

meeting.

**Quorum, Location of Meeting Posting of Meeting Notice:**

A quorum was confirmed. The Board meeting was noticed as required.

**Public Comment:**

Abe Laydon thanked the Board for all the work they do. He also asked about the perimeter fencing near hillside which he reported is dilapidated and leaning. He requested action to repair the east side wooden fence.

**Agenda:**

Following review and discussion, upon motion duly made by Director Griffin, seconded by Director Dyck and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**DIRECTOR MATTERS**

**Security and Gate Matters:**

Mr. Gilliam provided an update on security and gate matters to the Board. He reported new cameras were installed and the three cameras that were replaced have been repurposed around the community. Director Griffin noted that the tree blocking the view on the overlook pedestrian gate will be relocated this fall when the weather is cooler.

The Board requested an update from CLA and Fromm on issues that have arose in the community such as gate strikes.

Director Dyck asked if the Board would be interested in getting speed bumps installed near the exit gates. Discussion ensued. Mr. Besgrove will look into a speed study and what could be done to slow the traffic on Heritage Hills Parkway.

Mr. Fromm also noted that the pedestrian gate on Lincoln is working. The Board requested the gate to be open from 7:30 a.m. to 8:30 a.m. and from 2:30 p.m. to 6:00 p.m. during the school year.

**MyQ App:**

Director Seales noted that the app has not been working. Mr. Gilliam stated that there was an update that has been causing issues. Discussion ensued regarding the cost of the app per household and how to track when people move out of the community. Mr. Gilliam will find out if the District starts with individual licenses, if they can transition to the group fee of \$3.00 per household once there is enough community involvement. Mr. Gilliam will have Lift Master representative attend the next meeting to address the Board's concerns.

**District Internet Service Improvements:**

Mr. Strickland provided an update on various internet service improvements. Mr. Strickland and Mr. Carlson will meet to verify the use of payphones at the pool and ensure they are not tied to Century Link prior to CLA cancelling the service.

**Bone + Gold Proposal to Capture Event Footage in the amount of \$13,000.00:**

Ms. King, Secretary of Heritage Hill Homeowners Association, reviewed the proposal with the Board, requesting to share the cost of videography with the Board. Discussion ensued regarding the use public funds for the project and if there is a privacy issue with recording the neighborhood and the residents. The Board tabled this item.

CONSENT AGENDA

**Minutes from July 10, 2024 Special Board Meeting:**

Following review, upon a motion duly made by Director Seales, seconded by Director Griffin and, upon vote, unanimously carried, the Board approved the minutes from July 10, 2024 Special Board Meeting, as presented.

LANDSCAPING MATTERS

**Updates:**

Ms. Dufresne provided an update for the Board. Discussion ensued regarding converting 8,000 square feet of bed area to turf in 10 locations.

**Proposals, if any:**

No proposals were presented.

FINANCIAL MATTERS

**Interim Claims:**

Ms. Beacom reviewed the interim claims with the Board. Following review and discussion, upon motion duly made by Director Seales, seconded by Director Griffin and, upon vote, the Board ratified approval interim claims.

**Reserve Study and Potential Updates:**

Mr. Carlson noted that the final comments are with Association Reserves. The final version of the reserve study should be ready in the coming weeks.

**Budget to Actual Report for May 2024:**

Ms. Beacom reviewed the report with the Board. No action was taken.

**MANAGER MATTERS**

**Project Manager Report:**

Mr. Fromm provided an update for the Board. Discussion ensued regarding crack seal maintenance on the roads. Mr. Fromm will provide a proposal at the next Board meeting for review.

**Statutorily Required Documents Posted on the Website and Remediation Services:**

Mr. Carlson noted that CLA is currently soliciting a proposal for document remediation. The Board directed CLA and legal counsel to work in tandem to determine what is required by statute. CLA will bring back two proposals for remediation.

**LEGAL MATTERS**

**Legal Status Report:**

Attorney Dauer reviewed the legal status report with the Board. No action was taken.

**ENGINEERING MATTERS**

**Update on 2024 Capital Projects:**

**Brick Wall Repair and Maintenance Budget:**

This item is on hold. No update was provided.

**Overlook Park Project and Budget:**

Mr. Besgrove reviewed the design with the Board. He will research the cost to install a gas line to the pavilion site. Merrick will prepare the Site Improvement Plan and return to the September meeting with pricing options for various improvements to the Overlook Park.

**Clubhouse Renovation and Budget:**

Survey results were distributed to the Board. The Board noted the project is on hold until the final reserve study is received.

**Drainage Facilities:**

Mr. Besgrove requested a meeting with Director Griffin to investigate the areas of concern, if any.

**Stamped Concrete Color:**

Mr. Besgrove noted that the vendor would like to lump this into a larger project. Following discussion, upon a motion duly made by Director Griffin, seconded by Director Dyck and, upon vote, the Board determined to use the Terra Cotta Concrete and Stone Gray colors.

**OTHER BUSINESS**

**Quorum for September 6, 2024 Board Meeting:**

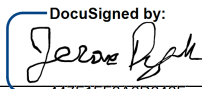
A quorum was confirmed.

The Board discussed the wooden fence that was brought to their attention during Public Comment.

**ADJOURNMENT**

There being no further business to come before the Board at this time, upon a motion duly made by Director Seales, seconded by Director Dyck and, upon vote, unanimously carried, the meeting was adjourned at 11:14 a.m.

Respectfully submitted,

By  \_\_\_\_\_  
447F1FF3A6D646F  
Secretary for the Meeting

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Jerome Dyck  
 Jerome@heritagehillsmetro.org  
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Witness Events	Signature	Timestamp
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