

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
MAY 22, 2024

A special meeting of the Board of Directors of the Heritage Hills Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, May 22, 2024, at 8:00 a.m. via Microsoft Teams.

ATTENDANCE

Directors In Attendance Were:

Shaun Seales; President
Bradley Dodds; Vice President
Jerome Dyck; Secretary (arrived at 8:21 a.m.)
Todd Griffin; Assistant Secretary

Christina Epling, Treasurer, was absent and excused.

Also In Attendance Were:

Nic Carlson and Ashley Heidt; CliftonLarsonAllen LLP (“CLA”)
Beth Dauer, Esq., and Barbara Vander Wall, Esq.; Seter, Vander Wall & Mielke, P.C. (“SVW”)
Carson Besgrove; Merrick & Company (“Merrick”)
Steve Fromm; Fromm and Company LLC
Donald Harvey and Namratha Kondam; Atkinson-Noland & Associates (“ANA”)

ADMINISTRATIVE MATTERS

Call to Order: The meeting was called to order at 8:03 a.m. by Director Dodds.

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 and Posting of Meeting Notices: A quorum was confirmed. The Board meeting was noticed as required.

Agenda: Following discussion, upon a motion duly made by Director Griffin, seconded by Director Dodds and, upon vote, unanimously carried, the Board approved the agenda, as amended to add discussion regarding The Ridge Street Repairs and Proposed Parole Office.

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BRICK WALL PROJECT

Mr. Besgrove introduced Mr. Harvey with ANA. The Board discussed similar repairs ANA is working on with the City of Lone Tree, the current state of the walls in Heritage Hills, different types of repairs that may be made and related estimates. Mr. Harvey presented different brick options.

The Board determined to discuss next steps at the June Board meeting. The Board requested the cost difference between a new brick panel and columns versus stucco panels as well as different cap options.

OTHER BUSINESS

The Ridge Street Repairs: The Board discussed the need to do a complete mill and overlay or if specific roads could be repaired without the full mill and overlay. Mr. Besgrove noted that the contract that was approved is for a complete mill and overlay. Mr. Carlson noted this is consistent with how the District has completed repairs in previous years. The Board determined to move forward as was previously approved and discussed.

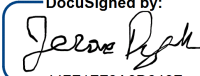
Proposed Parole Office: Director Griffin discussed that the County is considering approval of a parolee checkpoint office near the District. The Board discussed what they and the community can do. Attorney Vander Wall noted that this is not a District issue but rather a political issue and is outside of the District's authority. She encouraged the Board to voice their concerns with their elected officials as residents, not as board members. Director Dodds provided an overview of what was said at the community meeting. No action was taken.

Director Dyck discussed the Overlook pool boiler with the Board, noting that he was not aware of an issue last fall. Director Dodds noted he understood the boiler had been fixed last fall. Mr. Carlson noted he was under a similar impression and has been working with MPM Recreation & Management to expedite the boiler repairs. Mr. Carlson explained that the pool boiler was inspected last Fall, but when the contractor attempted to make repairs this Spring, the damage was worse than previously understood. The Board requested information regarding the boiler at the Clubhouse pool and when it is anticipated to need replacement.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion, duly made by Director Dodds, seconded by Director Griffin and, upon vote, unanimously carried, the meeting was adjourned at 10:10 a.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting

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