

MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HERITAGE HILLS METROPOLITAN DISTRICT  
HELD  
JULY 13, 2017

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on July 13, 2017 at 12:30 p.m. at the Heritage Hills Clubhouse, 9201 Heritage Hills Parkway, Lone Tree, Colorado 80124. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Bob Orban  
Joyce Lew  
Rich Johanson  
Darron Tucker  
Brent Bailey

Also in attendance were:

Denise Denslow, Rachel Provolt, and Christine Harwell; CliftonLarsonAllen LLP ("CLA")  
Josh Nelson; Bailey Trees  
Mike Carvill and Josh Davis; Security Central  
Tamara Seaver; Icenogle Seaver Pogue  
Pamela Ladnier; Heritage Hills HOA President  
Kelly Van Ausburg; Resident  
Mike Modiz; Resident and HOA Board member  
Bev Simon; Resident  
Carin Brister; Resident  
Renee Murray; Resident  
Deanna Boe; Resident  
Karl Bruce; Resident and HOA Board member

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 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.

Public Comments

Residents expressed interest/concern regarding the following issues:

- Street cracks (Heritage Sunset Hills)
- Pool concerns
- Safety Committee
- Pedestrian Gates – Main Vehicle Gates
- Detention pond overflow and cleanliness

The Board discussed the public's concerns and answered questions.

Approval of  
Consent Agenda

- A. Approval of Agenda July 13, 2017, as amended to include discussion of Addendum with Designs by Sundown.
- B. Approval of Minutes from June 8, 2017
- C. Heritage Hills HOA Memorandum – informational only
- D. Approval of Revised Swimming Pool Policy
- E. Approval of Updated Pool Signs and Folding Signs
- F. Ratify Approval of Pool Equipment Purchases
- G. Ratify Approval of Pool Restroom Plumbing Repairs
- H. Ratify Approval of Gatehouse Lightbulb Replacement
- I. Review and Consider Approval of Drainage Modification Proposal from DBS

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

Manager Items

- A. Review and Consider License Plate Camera System Proposal – Josh Davis Security Central

Mr. Davis reviewed the License Plate Camera System Proposal with the Board. Following review and discussion, upon a motion duly made by Director Tucker, seconded by Director Lew and, upon vote, unanimously carried, the Board approved the Security Central License Plate Camera System Proposal, contingent upon legal counsel and Director Orban's final review.

- B. Review and Consider Upgrade Camera System Proposal from Arapahoe County Security Central in the amount of \$1,870.00

The Board reviewed the Upgrade Camera System Proposal from Arapahoe Security in the amount of \$1,870.00

C. Ratify Approval of Ash Borer Treatment and Conifer Treatment – Josh Nelson Bailey Trees

Mr. Nelson reviewed the Ash Borer and Conifer Treatment with the Board. Following discussion, upon a motion duly made by Director Lew, seconded by Director Tucker and, upon vote, unanimously carried, the Board ratified approval of the Ash Borer Treatment and Conifer Treatment with Bailey Trees.

D. Overlook Fence – Pending Board Member Approval

The Board considered and discussed the Overlook Fence proposals. No decision was made.

Financial  
Items

A. Review and Accept Cash Position Schedule Updates as of July 5, 2017

Following review, upon a motion duly made by Director Lew, seconded by Director Tucker and, upon vote, unanimously carried, the Board accepted the financial statement of July 5, 2017.

B. Review and Approve Claims

Following discussion, upon a motion duly made by Director Lew, seconded by Director Tucker and, upon vote, unanimously carried, the Board ratified approval of the claims, check numbers #1181 through #1194, in the amount of \$111,218.83.

C. Review and Approve CLA Cash Access Addendum

Following review, upon a motion duly made by Director Bailey, seconded by Director Tucker and, upon vote, unanimously carried, the Board approved the CLA Cash Access Addendum.

Director Items

A. Traffic Study Update

The Board discussed the Traffic Study Update and requested specific pricing for the suggested modifications.

Legal Matters

A. Review and Approve Addendum with Designs By Sundown

Ms. Seaver reviewed the Addendum with Designs By Sundown with the Board. Following review, upon a motion duly made by Director Lew, seconded by Director Tucker and, upon vote, unanimously carried, the Board approved the Addendum with Designs By Sundown.

B. 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 Negotiations Related to District Assets and District Maintenance Contracting

Following discussion, upon a motion duly made by Director Lew, seconded by Director Bailey and, upon vote, unanimously carried, the Board entered into Executive Session at 2:16 p.m.

Following discussion, upon a motion duly made by Director Lew, seconded by Director Bailey and, upon vote, unanimously carried, the Board exited out of Executive Session at 2:59 p.m.

No action was taken by the Board.

Board Comments

Upon a motion duly made by Director Tucker, seconded by Director Lew and, upon vote, unanimously carried, the Board directed CliftonLarsonAllen to obtain an appraisal of the Heritage Hills community streets.

Following discussion, upon motion duly made by Director Tucker, seconded by Director Lew and, upon vote, unanimously carried, the Board appointed Legal Counsel and CliftonLarsonAllen to look into an Eminent Domain Attorney and terminate the Maintenance Agreement with the Homeowners Association.

Next Meeting

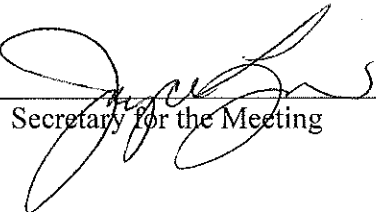
A. Confirm Quorum for Next Board Meeting

The Board confirmed quorum for the next Regular Meeting to be held on August 10, 2017 at 12:30 p.m. Director Bailey noted he would not be in attendance.

Adjournment

The meeting adjourned at 3:08 p.m.

Respectfully submitted,

  
Secretary for the Meeting