
MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT
HELD
March 8, 2018

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District was held on March 8, 2018 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, Geol Scheirman, Christine Harwell; CliftonLarsonAllen LLP
("CLA")
Tamara Seaver; Icenogle Seaver Pogue
Mike Carvill; Security Central
Mike Hammel and Bill Mansoor; Designs by Sundown
Karl Bruce; Resident
Ann Hargett; Resident

Call to Order

The meeting was called to order at 12:35 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

No public comments were made.

Approval of
Consent Agenda

- A. Approval of Agenda as presented.
- B. Approval of Minutes from February 8, 2018 as amended.
- C. Approval of Concrete Work at the Overlook East Pool

Following discussion, upon a motion duly made by Director Tucker, seconded by Director Lew and, upon vote, unanimously carried, the Board approved the consent agenda, the minutes and approving the concrete work at the Overlook East Pool.

Manager Items

A. Designs by Sundown Update

Mr. Mansoor provided a snow removal update to the Board noting the cul-de-sac areas continue to be an issue with regards to ice and snow build-up. The Board requested that Designs by Sundown continue to be proactive regarding safety concerns and provide regular updates.

Mr. Mansoor further reported that spring clean-up has started, including sidewalk gutter cleaning. The Board approved Mr. Mansoor's request for activation of irrigation for shrubs and grass as a preventive measure due to the dry winter, along with moving the planters in the pool area.

Designs by Sundown will continue to coordinate with Bailey Trees to assist with the sprinkler lines in relation to the tree removal and replacements. The need for additional mulch was reviewed and it was decided the need for mulch will be revisited later in the season. The need for replacing edging if rusty if damaged was also discussed.

B. Security Central Update

Mr. Carvill provided an update to the Board regarding the arm gates installation and damage to the large exit gate. He reported observing heavy traffic volume during peak times in the late afternoon following school dismissal times, which would become an increased traffic issue if the arm gates were installed. Mr. Carvill will contact DoorsWest and the two entities will coordinate efforts to conduct a traffic study, along with considering additional gates and an exit gate. More information and a presentation will be provided to the Board at the April meeting. Mr. Carvill presented video footage of damage to the south gate and changes to security procedures in order to collect pertinent information for the community.

C. Review and Consider Approval of Tennis Court Contract with Coatings Inc.

Following review and discussion, upon a motion duly made by Director Lew, seconded by Director Bailey and, upon vote, unanimously carried, the Board approved the tennis court contract with Coatings Inc.

D. Discuss HOA Lease Agreement

The Board discussed the use of the clubhouse space being used by the HOA and requested the desk be moved back to the office so as not to interfere with functions being held.

Director Tucker expressed safety concerns in relation to HOA manager's late hours.

E. Review and Consider Bailey Trees Proposals

Following discussion of the tree removal cost, the Board requested more tree proposals be acquired from additional vendors.

F. Review and Consider Doors West Proposals

Following review and discussion, upon a motion duly made by Director Johanson, seconded by Director Bailey and, upon vote, unanimously carried, the Board approved the DoorsWest proposal for gate repairs in the amount of \$755.00 and also, subject to there not being an upgrade available better suited to the community's needs, the Board approved the gate operator's proposal, not to exceed \$15,000.00.

Legal Matters

A. Executive Session pursuant to Sections 24-6-402(4)(a), 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 negotiators regarding the purchase, acquisition, lease, transfer, or sale of real property and agreements with the Heritage Hills HOA.

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 2:20 p.m.

Following discussion, upon a motion duly made by Director Lew, seconded by Director Bailey and, upon vote, unanimously carried, the Board exited from Executive Session at 2:25 p.m.

Financial
Items

A. Review and Approve Schedule of Cash Position

Following review, upon a motion duly made by Director Bailey, seconded by Director Lew and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position.

B. Ratify Interim Checks – Represented by Check Numbers 1298 through 1313 and two ACH payments, totaling \$143,474.88

Following review, upon a motion duly made by Director Bailey, seconded by Director Lew and, upon vote, unanimously carried, the Board ratified approval of the interim checks, represented by check numbers #1298 through #1313 and two ACH payments in the amount \$143,474.88.

Next Meeting

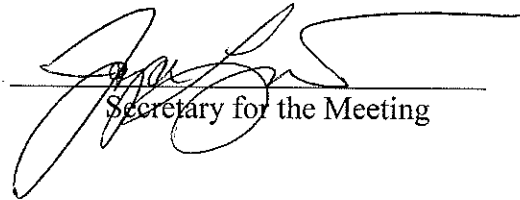
A. Confirm Quorum for Next Regular Board Meeting

The next Regular Board meeting will be held on April 12, 2018 at 12:30 p.m.

Adjournment

The meeting adjourned at 2:55 p.m.

Respectfully submitted,



Secretary for the Meeting