

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Friday, February 9, 2018 at 9:00 a.m. at Douglas County
Libraries, Highlands Ranch Branch, Shea Conference Room
A, 9292 Ridgeline Boulevard, Highlands Ranch, Colorado.

Attendance:

A special meeting of the Board of Directors of the Hunting
Hill Metropolitan District was scheduled in compliance with
the laws of the State of Colorado, with the following directors
in attendance:

Jo Ann Feder
David Hoffman
Al Sullivan (*via telephone*)
Keith Warner

The following director was absent (*absence excused*):

Alec Garbini

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue,
P.C.; Kevin Collins, CliftonLarsonAllen, LLP; Ron Harris,
Advance HOA Management, Inc.; Katie Walker and Greg
Fulton, Verona Building Co., LLC; Jon Klassen and Jeff Case,
Centennial Water and Sanitation District; Linda Purdy and Eric
Kubly, Richmond American Homes; Dan Sheldon, United
Development Companies, LLC; and the following District
residents: Bobby Kleewei, David Outteridge, Nancy Ditman,
Sue Warner, Thomas Hendricks, Marjorie Baldwin, Pat
Havener, Mimi Carroll and Chris Nelson.

Call to Order/ Declaration of
Quorum:

Director Feder, noting the presence of a quorum, called to
order the special meeting of the Board of Directors of Hunting
Hill Metropolitan District at 9:00 a.m.

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Directors Matters/Disclosure
Matters:

Ms. Ivey advised the Board of Directors that pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board of Directors reviewed the agenda for the meeting, following which each director confirmed the contents of written disclosures previously made, if any, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action to be taken at the meeting. Additionally, the Board of Directors determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Feder reported that she had disclosed the following 1) she is an owner of property in the district boundaries and 2) she has no financial interest in connection with official action of the district.

Director Sullivan reported that he had disclosed the following 1) he is an owner of property in the district boundaries and 2) he has no financial interest in connection with official action of the district.

Director Hoffman reported that he had disclosed the following 1) he is an owner of property in the district boundaries and 2) he has no financial interest in connection with official action of the district.

Director Warner reported that he had disclosed the following conflicts of interest: 1) he is an owner of property within the district boundaries and 2) he has no financial interest in connection with official action of the district.

Ms. Ivey advised that written disclosures of these interests were filed with the Secretary of State at least seventy-two hours prior to the meeting.

Approval of/Additions
To/Deletions From the Agenda:

After review and discussion and upon motion of Director Warner and second of Director Feder, the Board unanimously approved the agenda as presented.

Public Comment for Items Not
on Agenda:

None.

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Approval of Minutes: After review and discussion and upon motion of Director Hoffman and second of Director Feder, the Board unanimously approved the minutes of the December 11, 2017 regular meeting of the Board.

Update on Hunting Hill Filing 1, 8th Amd: Ms. Ivey and Mr. Sheldon provided an update on the current expected status of development on the Cityscapes at Highline project as follows:

- Rezoning approved 3/14/17
- Obtained approval of our Preliminary Plan from BOCC on 10/24/17
- Scheduled for BOCC on 2/13/18 to approve the Final Plat (53 Lots)
- Approval of Construction Documents expected within 30 days thereafter
- Lift station application/design being reviewed by CDPHE
- CWSD needs to obtain easements from Denver Water and Hunting Hill Metro District before approvals can be granted
- Closing of property tentatively scheduled for the end of March (assuming all approvals are obtained)
- Land development underway 1st week of April
- Land Development complete by end of November/December
- 1st building permits being pulled in December 2018/January 2019 (initiation of fees being paid to HHMD)
- 2-4 building permits per month thereafter
- Community close out by the end of 2020 (100% occupation)

Legal Matters:

Easement for Centennial Water & Sanitation District: Ms. Ivey reviewed with the Board the proposed easement for to the Centennial Water & Sanitation District which is required to provide service to the Cityscapes at Highline project. Director Hoffman inquired regarding the type of manhole cover that would be used within the easement area and was advised by Mr. Klassen that this would be the preferred type of gasketed manhole cover. After review by Ms. Ivey and discussion, and upon motion of Director Feder

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and second of Director Hoffman and unanimous vote, the Board approved granting the easement subject to any final revisions to the legal description required by Denver Water Board, which revisions shall be acceptable to Ms. Ivey and Director Hoffman.

Other Business:

Mr. Harris discussed a parcel that was discovered to still be owned by Verona Building Company that should have been transferred to the District. The Board directed that Ms. Ivey prepare a Quit Claim Deed for Verona Building Company to sign conveying their interest to the District.

Mr. Fulton provided an update on potential sale and development of the remaining 15-acre parcel.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Warner, second by Director Feder and unanimous vote at 9:35 a.m.


Secretary