

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, March 12, 2018 at 1:00 p.m. at Douglas County Libraries, Highlands Ranch Branch, Shea Conference Room B, 9292 Ridgeline Boulevard, Highlands Ranch, Colorado.

**Attendance:**

A regular 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  
Keith Warner  
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; and the following District residents: Pat Havener, Bobby Kleewei, Nancy Ditman, Corrine Hendricks, Tom Hendricks, Chris Nelson, Doug Parker, Larry Hazzard, Rose Ann Hazzard, Mimi Carroll, Kathy Neely, Sue Warner, Ken Stuckey, Kevin Barré, Marie Barré, W. Kay Johnson, Judy Marturano, Carol Windholz, Judy Kraft, and Dick Kraft,

**Call to Order/ Declaration of  
Quorum:**

Director Feder, noting the presence of a quorum, called to order the regular meeting of the Board of Directors of Hunting Hill Metropolitan District at 1:00 p.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 Garbini reported that he had disclosed the following conflicts of interest: 1) contract to purchase property within the District and 2) employed by CMZ, Inc. which provides consulting services as a paid consultant.

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 Sullivan and second of Director Hoffman, the Board unanimously approved the agenda as presented.

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Public Comment for Items Not on Agenda: None.

Approval of Minutes: After review and discussion and upon motion of Director Feder and second of Director Hoffman, the Board unanimously approved the minutes of the February 9, 2018 special meeting of the Board.

Management Report: Mr. Harris reviewed his March 2018 Management Report with the Board.

Additionally, Mr. Harris noted that he is getting bids to complete the crack sealing on Primo Road/Pisa Lane in the next few months.

Mr. Harris discussed with the Board the proposals for landscape services that were received from Brightview Landscape Services, Inc., JPL, Inc. and Absolute Lawncare, LLC. Members of the landscape committee noted that they had also reviewed the proposals and recommend that the Board enter into a contract with Absolute Lawncare, LLC to provide landscape service. After further review and discussion and upon motion of Director Sullivan and second of Director Warner, the Board unanimously approved entering into a contract with Absolute Lawncare, LLC for landscape services in an amount for regular services not to exceed \$24,905.00 for 2018, with an option to renew the contract for two additional one-year terms at the option of the Board, in a form acceptable to legal counsel.

Legal Matters: Ms. Ivey and the Financial Subcommittee discussed with the Board the recommendation that the Board authorize Ms. Ivey and Mr. Collins to process a material modification to the District's service plan to remove the overall mill levy cap of 50 mills (resulting in 60 mills of available mill levy) and to clarify that the 2013 bond issuance was a revenue bond and therefore did not count towards the District's cap on bonded indebtedness. The Financial Subcommittee discussed the financial projections that have previously been reviewed and reveal that 5 mills for operations and maintenance will not be adequate going forward to fund the District's operations and maintenance expenses. Director Garbini noted that Highlands

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Ranch Metropolitan District should be approached regarding this request since they have historically opposed mill levy increases. After further review and discussion and upon motion of Director Sullivan and second of Director Feder, the Board unanimously approved the recommendation and Icenogle Seaver Pogue, P.C. billing this as a special project.

Ms. Ivey reported that at the close of business on March 6, 2018 there were not more candidates for director than offices to be filled and therefore the Designated Election Official canceled the election pursuant to Section 1-13.5-513, C.R.S., and the following candidates were declared elected by acclamation:

|                    |               |
|--------------------|---------------|
| Alfred D. Sullivan | Four (4) year |
| Kathryn D. Neely   | Four (4) year |
| David F. Hoffman   | Four (4) year |

Financial Matters:

Mr. Collins reviewed with the Board the current claims represented by checks 1058 – 1077 totaling \$36,811.63 and the claims from October and November represented by checks 1078 - 1083 totaling \$16,231.70. Mr. Collins reviewed with the Board the December 31, 2017 financial statements. After review and discussion and upon motion of Director Feder and second of Director Hoffman, the Board unanimously ratified/approved the claims as presented and unanimously accepted the financial statements as presented.

Other Business:

None.

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 1:40 p.m.

  
Secretary