

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, June 11, 2018 at 1:30 p.m. at Douglas County Libraries, Highlands Ranch Branch, Shea Conference Room B, 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  
Kathy Neely  
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, Verona Building Co., LLC; and the following District residents: Keith Warner, Bobby Kleeweh, Nancy Ditman, Joan Goins, Thomas Hendricks, Corrine Hendricks, Chris Nelson, Kevin Barré, Pat Havener, Anne Tatlow, Ken Stuckey, Doug Parker, Howard Tallman, Vern Vosi, Ron Privratky, Kay Privratsky, and Curtis Burton.

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 1:30 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 Neely reported that he had disclosed the following conflicts of interest: 1) she is an owner of property within the district boundaries and 2) she 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.

Ms. Ivey noted that due to the new constitution of the Board of Directors it would be necessary to consider the election of officers. After review and discussion and upon motion of

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Director Feder and second of Director Hoffman, the Board unanimously elected Director Neely as President. After review and discussion and upon motion of Director Feder and second of Director Sullivan, the Board unanimously elected Director Hoffman as Secretary. After review and discussion and upon motion of Director Feder and second of Director Hoffman, the Board unanimously elected Director Sullivan as Treasurer. After review and discussion and upon motion of Director Feder and second of Director Sullivan, the Board unanimously elected Director Garbini as Assistant Secretary. The Officers of the District are as follows:

President/Chairman: Kathy Neely  
Treasurer: Al Sullivan  
Secretary: David Hoffman  
Assistant Secretary: Alec Garbini

Director Sullivan thanked Mr. Warner for his service to the Board and welcomed Director Neely to the Board.

Approval of/Additions  
To/Deletions From the Agenda:

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

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 Sullivan, the Board unanimously approved the minutes of the March 12, 2018 regular meeting of the Board.

Management Report:

Mr. Harris reviewed his June 2018 Management Report with the Board.

Mr. Harris reported on the completion of the crack and joint sealing work. After review and discussion and upon motion of Director Sullivan and second of Director Feder, the Board unanimously approved ratifying the contract with Denver Asphalt and Concrete Services, Inc. in the amount of \$5,940.00 for the crack and joint sealing work. A member of the public noted how great an improvement this project was and encouraged the Board to consider completing the crack

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and joint sealing from Pisa Lane to County Line Road too.

Mr. Harris discussed with the Board the proposal from the landscape enhancement committee to hire a seasonal part-time gardener to perform work for the District. After review and discussion and upon motion of Director Feder and second of Director Neely, the Board unanimously approved hiring a seasonal part-time gardener in accordance with the proposal from the landscape enhancement committee with monthly compensation not to exceed \$300 and seasonal compensation not to exceed \$1,800.00.

Mr. Harris noted some inconsistencies in the performance of the snow maintenance contractor and suggested that the Board may wish to consider proposals from other contractors for next season. The Board directed Mr. Harris to solicit such bids for consideration by the Board at its September 10, 2018 regular meeting.

### Financial Matters:

Mr. Collins reviewed with the Board the 2017 audited financial statements and noted that the Finance Committee has previously reviewed these with the District's auditor. After review and discussion and upon motion of Director Hoffman and second of Director Sullivan, the Board unanimously ratified the 2017 audited financial statements and filing of the same with the Office of the State Auditor.

Mr. Collins reviewed with the Board the current claims represented by checks 1100 - 1104 totaling \$17, 553.90 and the claims from April and May represented by checks 1084-1099 totaling \$48,316.71. Mr. Collins reviewed with the Board the April 30, 2018 financial statements. After review and discussion and upon motion of Director Feder and second of Director Sullivan, the Board unanimously ratified/approved the claims as presented and unanimously accepted the financial statements as presented.

Mr. Sullivan presented the Board with a recap of the activities of the Finance Committee and reported on the Finance Committee's activities since the March 12, 2018 regular meeting of the Board, including, financial projections that show that the currently allowed operations and maintenance mill levy of 15 mills will not be adequate in the coming years

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to fund the operations and maintenance expenses of the District and discussions with DA Davidson & Co. related to the viability of the District refinancing its 2007 General Obligation Bonds in an effort to reduce its debt service mill levy.

### Legal Matters:

Ms. Ivey and the Finance Subcommittee discussed with the Board the recommendation that in light of the financial projections discussed by Director Sullivan regarding the inadequacy of 15 mills to fund the District's operations and maintenance expenses, the Board authorize the Finance Committee, Ms. Ivey and Mr. Collins to process a material modification to the District's service plan to revise the overall mill levy cap of 60 mills and allow for the operations and maintenance mill levy to be up to 25 mills and make the other minor clarifications previously approved. Mr. Collins reported that at Director Garbini's suggestion he had reached out to Highlands Ranch Metropolitan District regarding their historical oppositions of mill levy increases and was advised that a homeowner backed initiative would not be opposed. After further review and discussion and upon motion of Director Feder and second of Director Hoffman, the Board approved the recommendation on a vote of 4 in favor and 0 against with Director Garbini abstaining.

Upon motion of Director Sullivan and second of Director Feder, the Board unanimously approved entering into an executive session pursuant to Section 24-6-402(4)(b), C.R.S. for the purposes of conferencing with an attorney to receive legal advice regarding specific legal questions related to Maintenance Easement Agreements.

Upon the motion of Director Feder and second of Director Sullivan the Board exited the executive session.

After further review and discussion and upon motion of Director Hoffman and second of Director Neely, the Board unanimously approved Ms. Ivey preparing easement agreements to cover portions of previously overlooked property maintained by the District as contemplated in the homeowner's purchase and sale agreements and the covenants on the property.

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Other Business:

Director Feder tendered her written resignation from the Board. After further review and discussion and upon motion of Director Sullivan and second of Director Hoffman, the Board unanimously directed Ms. Ivey to advertise the vacancy in the same manner as previous vacancies and request that anyone interested in filling the vacancy submit an application to the Board no later than July 15, 2018.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Neely, second by Director Sullivan and unanimous vote at 3:27 p.m.

A handwritten signature in black ink, appearing to read "David F. Hoffman", written over a horizontal line.

Secretary