

# 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, September 10, 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:

David Hoffman  
Al Sullivan  
Kathy Neely  
Chris Nelson

The following director was absent:

Alec Garbini (*absence excused*)

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Kevin Collins, CliftonLarsonAllen, LLP; Ron Harris, Advance HOA Management, Inc.; Greg Fulton and Katie Walker, Verona Building Co., LLC; and the following District residents: Kevin Barré, Marie Barré, Nancy Ditman, Bobby Kleewein, Thomas Hendricks, Pat Havener, Corrine Hendricks, Dorothy Sullivan, Ken Stuckey, George Burns, Marge Baldwin, Curtis Burton, Larry Hazzard, Rose Ann Hazzard, Keith Warner and Sue Warner.

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

Director Neely, 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 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 Neely reported that she 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.

Director Nelson 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.

Director Neely welcomed Mr. Nelson to the Board of Directors.

Approval of/Additions  
To/Deletions From the Agenda:

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

Public Comment for Items Not  
on Agenda:

Mr. Klewein announced that he would no longer be assisting with irrigation needs for the District and all issues should

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therefore be reported to Mr. Harris going forward.

**Approval of Minutes:** After review and discussion and upon motion of Director Neely and second of Director Hoffman, the Board unanimously approved the minutes of the August 7, 2018 special meeting of the Board.

**Management Report:** Mr. Harris reviewed the Management Report that was included in the meeting packet. Mr. Harris noted that due to improper allocation in the Centennial Water & Sanitation District budget, it would be necessary to reassess irrigated square footage to include areas behind Buildings 14, 15 and 16, as was discovered by Mr. Klewein. After review and discussion, the Board directed Mr. Harris to proceed with finding a surveyor to reassess irrigated square footage and submit the proposal to the Board for consideration. The final report is to be submitted to Highlands Ranch Metropolitan District/Centennial Water & Sanitation District to correct the allocation.

After review and discussion and upon motion of Director Sullivan and second of Director Neely, the Board unanimously authorized termination of the current snow removal contract with Brightview Landscapes LLC and authorized entering into a new annual contract with Absolute Lawn Care, LLC in a form acceptable to legal counsel and at the rates contained in the proposal included in the meeting packet.

**Legal Matters:** Ms. Ivey provided a summary of the discussions that have occurred with Douglas County since the August 7, 2018 special meeting related to the proposed Second Amendment to the Service Plan. She reported that on August 31, 2018 a revised version of the proposed Second Amendment to the Service Plan that was acceptable to the District and Douglas County was submitted. This Second Amendment to the Service Plan as submitted, allowed for the necessary mill levy cap increases and refunding of the 2007 bonds. Ms. Ivey reported that the public hearing before the Douglas County Board of County Commissioners is anticipated to be held on October 9, 2018 and that public notice will be sent out advising the residents of that date.

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Ms. Ivey provided an update regarding the proposed 2018 refunding of the 2007 bonds and stated that a special meeting would be held in late October or early November to approve the bonds and answer any questions from the Board and residents. Director Hoffman added that the projected interest rates on the refunding are anticipated at 5½% for the A Bonds and approximately 7¼% for the B Bonds, which are 1/10 of the total bonds. After review and discussion and upon motion of Director Sullivan and second of Director Nelson, the Board unanimously ratified the engagement of Metrostudy, Inc. to prepare the market study and CMA Analysis in connection with the issuance of 2018 bonds refunding the 2007 bonds.

Ms. Ivey provided an update regarding the maintenance easements that the District needs for the slivers of property around the Villas properties. Ms. Ivey reported that she and Director Hoffman had worked together to prepare a cover letter to send to residents and that she had prepared an easement and, if needed, a consent to subordination agreement for mortgage holders to sign. After review and discussion and upon motion of Director Sullivan and second of Director Neely, the Board unanimously directed Ms. Ivey to finalize the letter and coordinate with Mr. Harris to have it electronically sent to homeowners and to mail a copy to each effected homeowner.

### Financial Matters:

Mr. Collins reviewed with the Board the interim claims represented by checks 1113 - 1123 totaling \$22,438.47. Mr. Collins reviewed with the Board the July 31, 2018 financial statements. Mr. Collins also reviewed with the Board the current claims represented by checks 1124 – 1130 totaling \$32,772.69. After review and discussion and upon motion of Director Neely and second of Director Hoffman, the Board unanimously ratified/approved the claims as presented and unanimously accepted the financial statements as presented.

### Other Business:

Mr. Harris inquired if it would be a conflict of interest for a Board member to sit on the District Board and the HOA Board. Ms. Ivey explained that it could be a conflict of interest but that Board members are not legally prohibited from serving on both Boards provided they disclose conflicts of interest and recuse themselves when a conflict arises.

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Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Nelson, second by Director Sullivan and unanimous vote at 1:52 p.m.



Donald F. Hoffman

Secretary