

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, March 11, 2019 at 1:00 p.m. at Verona Clubhouse, 2429 Primo Road, 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:

Kathryn Neely
David Hoffman
Al Sullivan
Chris Nelson
Alec Garbini

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Kevin Collins and April Clendenin, CliftonLarsonAllen, LLP; Ron Harris, Advance HOA Management, Inc.; and the following District residents: Pat Havener, Mimi Carroll, Susan VanDyke, Dorothy Sullivan, W. Kay Johnson, Kevin Barré, Marie Barré, Mary Gutkowski, Keith Warner, and James M (Mike) Benaquis.

Call to Order/ Declaration of Quorum:

Director Neely, noting the presence of a quorum, called to order the special meeting of the Board of Directors of Hunting Hill Metropolitan District at 1:00 p.m.

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.

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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 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 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 not 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 Neely and second of Director Sullivan, the Board unanimously approved the agenda as presented.

Public Comment for Items Not
on Agenda:

Ms. VanDyke read a letter to the Board dated March 13, 2019 (which was presented to the Board for its records) regarding persistently icy conditions between buildings 9 and 10 which resulted in her falling on March 2, 2019. She noted that she had to call neighbors to help her get up but was not seriously injured and only experienced some muscle aches. Ms. VanDyke further noted that she and another neighbor have been purchasing ice melt and taking it upon themselves to shovel and try to keep the problem areas clear but that she has

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neuropathy in her extremities that effect her balance and because of that and the icy conditions she is looking to move to another location that will be easier for her mobility issues. She encourages the District to look into these issues and suggested some possible solutions including gutter guards, additional monitoring and different drainage.

Two other residents also noted that they have encountered icy conditions near buildings 13 and 8 and explained that, in part, the issues were due to what they thought was inadequate drainage.

The Board thanked the residents for their input and bringing this matter to its attention.

Mr. Warner inquired whether the property that Century Communities is purchasing would be expecting snow and landscaping services and what impact this would have on the District. The Board stated that in preliminary conversations they have noted they would be expecting these services, but it is projected that the District's increased tax base from their development would cover the costs associated with the services.

Ms. VanDyke departed the meeting at this time.

Approval of Minutes:

After review and discussion and upon motion of Director Hoffman and second of Director Neely, the Board unanimously approved the minutes of the December 10, 2018 special meeting of the Board.

Management Report:

Mr. Harris reviewed with the Board his District Management Report which was included in the meeting packet. The following items were discussed in detail:

Transfer of Irrigation Tap:

Mr. Harris reported that additional discussions with Centennial Water and Sanitation District revealed that the District could not sell the irrigation tap to Richmond Homes, but that the District would receive a \$2,000.00 refund when Richmond Homes upgrades the irrigation tap.

Absolute Lawn Care, LLC:

Mr. Harris reported that Absolute Lawn Care, LLC's contract is up for renewal effective April 1, 2019 with the same rates.

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Mr. Harris recommends renewal. Mr. Barré noted that they did a good job and would also recommend renewal. After review and discussion and upon motion of Director Sullivan and second of Director Hoffman, the Board unanimously approved renewing the contract with Absolute Lawn Care, LLC for an additional year (subject to annual appropriations) and directed Mr. Harris to provide notice thereof.

Curb and Ramp Request:

Mr. Harris reviewed with the Board a request from the Verona Highline Homeowners Association Inc. to repaint the curbs and ramps. The Board and residents discussed the remediation work that needs to be performed on some of the curbs, the appropriate color for the paint, and others. After further review and discussion, the Board directed Mr. Harris to bring an estimate of the costs associated with the painting and other remediation work to the June 10, 2019 meeting for review.

Other:

Mr. Harris reported that he had received a notice from Centennial Water and Sanitation District that they would begin testing the irrigation backflow preventers at a cost of \$75.00 each to the District. Mr. Harris noted that he was previously able to have this work completed for \$35.00 each.

The Board discussed the cleaning of the detention pond. Director Sullivan noted that he has seen it cleaned at least once before. Director Nelson noted that it should be cleaned every 3 – 4 years.

Mr. Harris reported on continued work with Richmond and Century Communities regarding landscaping and signage issues. After review and discussion the Board directed Mr. Harris to obtain more information from Century Communities or its contractor related to the island monument and landscaping and what, if any, costs would be bore by the District.

Mr. Hoffman noted the following items for follow-up:

1. Removal of Verona marketing signs along bike path.
2. Removal of graffiti from wing walls of the bridge.

Legal Matters:

None.

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Financial Matters:

Finance Committee Report: Director Sullivan reviewed with the Board and members of the public the detailed report form the Finance Committee dated December 19, 2018 which was distributed to residents at that time.

Payment/Ratification of Claims:

Ms. Clendenin reviewed with the Board the interim claims represented by checks 1145 – 1161 totaling \$61,201.68 and the current claims represented by checks 1162 – 1168 totaling \$19,883.57. After review and discussion and upon motion of Director Sullivan and second of Director Nelson, the Board unanimously ratified/approved the claims as presented.

Consider Approval of Financial Statements:

Ms. Clendenin and Mr. Collins reviewed with the Board the December 31, 2018 financial statements. After review and discussion and upon motion of Director Sullivan and second of Director Nelson, the Board unanimously accepted the financial statements as presented.

At the recommendation of Ms. Clendenin and Mr. Collins the Board set a public hearing for a second amendment to the 2018 budget for June 10, 2019.

Other Business:

Consider Appointment of Chair of Landscape Committee:

Director Neely reported that Mr. Barré was now on the HOA board and therefore would like to be replaced as chair of the resident's landscape committee. After review and discussion and upon motion of Director Neely and second of Director Garbini, the Board unanimously selected Ms. Chris Voss as the chair of the resident's landscape committee and thanked Mr. Barré for his excellent work.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Garbini, second by Director Hoffman and unanimous vote at 2:41 p.m.


Secretary