

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, June 10, 2019 at 1:00 p.m. at Douglas County Libraries, Highlands Ranch Branch, First Floor Conference Room, 9292 Ridgeline Boulevard, Highlands Ranch, Colorado relocated to Verona Clubhouse, 2429 Primo Road, 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:

Kathryn Neely, President
David Hoffman, Secretary
Al Sullivan, Treasurer
Chris Nelson, Assistant Secretary
Alec Garbini, Assistant Secretary

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Kevin Collins and Mathew Vigil, CliftonLarsonAllen, LLP; Ron Harris, Advance HOA Management, Inc., Cindy Myers, Century Communities; and the following District residents: Chris Voss, Mary Gutkowski, Pat Havener, Joan Goins, Bruce Campbell, Doug Robertson, Bill Flynn, Ken Stuckey, Kay Johnson, Tom McConathy, Curtis W. Burton, Karen Trott, Ronald Privratsky, Kevin Barré, Marie Barré, Dorothy Sullivan, Nancy Ditman, Howard Tallman, Corrine Hendricks, Thomas Hendricks, and Janet Gibley.

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 1:20 p.m. Due to a scheduling conflict at the Douglas County Libraries, Highlands Ranch Branch the space that was provided was not adequate to accommodate the members of the public and the meeting was relocated to Verona Clubhouse, 2429 Primo Road, Highlands

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Ranch, Colorado. District Board members and staff were onsite to redirect many members of the public, a notice was posted onsite regarding the change of location, and the Library's staff was also advising members of the public regarding the change.

Director 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 conflicts of interest: 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 conflicts of interest: 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) he has a contract to purchase property within the District boundaries, and 2) he is 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 no financial interest in connection with official action of the District.

Ms. Ivey advised that written disclosures of these interests were

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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.

Public Comment for
Items Not on Agenda:

Ms. Myers addressed the Board and the members of the public regarding the status of the property that Century Communities has under contract to purchase. Ms. Myers advised that the final plat for the project was approved on May 28, 2019, that a public hearing before the Centennial Water and Sanitation District is scheduled for June 24, 2019 for transfer of taps, and that closing is projected to be in the first part of July with the target date currently being set at July 9, 2019. Ms. Myers advised that Century Communities is in the process of preparing three agreements that it will ask the District to review and approve regarding the parking lot, surface improvements, and townhome area as well as requesting the District to sign the final plat to accept the dedication of streets. Ms. Myers advised that their legal counsel is working on those agreements now and will hopefully have a draft to Ms. Ivey to review by the end of the week and that Century Communities will cover the costs associated with the District's legal counsel reviewing the documents. Ms. Myers also provided additional updates regarding the projected construction and sales schedules, the potential installation of a traffic signal at County Line Road, and the installation of a new CDOT sound barrier wall. Ms. Ivey advised that a special meeting would need to be held to consider approval of the agreements that are being requested by Century Communities.

Ms. Myers departed the meeting at this time.

Approval of Minutes:

After review and discussion and upon motion of Director Nelson and second of Director Neely, the Board unanimously approved the minutes of the March 11, 2019 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:

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- Curb and Ramp Repairs:** Mr. Harris reviewed with the Board a bid from Denver Asphalt and Concrete Services in the amount of \$3,742.00 for remediation work on curbs and ramps. There was discussion regarding the color that should be used to paint the curbs and ramps with one member of the public requesting yellow so it is visible at night. After review and discussion and upon motion of Director Hoffman and second of Director Sullivan, the Board unanimously approved the bid and directed that Denver Asphalt and Concrete Services perform the work.
- Other:** Mr. Harris reported on continued work by the taskforce to investigate what remediation work might be needed to prevent ice build up by the garbage dumpsters.
- Landscape Committee:** Ms. Voss reported on the activities of the Landscape Committee including an irrigation review, planting in the entrance, review of bedding areas and safety concerns, and launching a fundraiser among the residents. Director Neely requested that the Landscape Committee assist the Board in preparing policies for placement of benches and other items that may impact landscaped areas. Director Neely explained that there had been at least one instance recently of a resident placing a bench on District property and that the District therefore needed to consider adopting some policies to govern these types of activities. Director Nelson noted that the site improvement plan for the development included benches and that it might be a good point of reference. Director Sullivan thanked the Landscape Committee for its work and suggested that the District make it a priority to include additional funds for landscaping in the 2020 budget since this is a District responsibility.
- Legal Matters:** Ms. Ivey reported on the status of receiving maintenance easements from the homeowners and thanked Director Neely for her hard work collecting these. Ms. Ivey reported that since the last meeting six additional maintenance easements had been received by the District and that at this point only four remain outstanding. After review and discussion and upon motion of Director Garbini and second of Director Neely, the Board unanimously approved accepting the additional six maintenance easements.

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Financial Matters:

Second Amendment to 2018 Budget:

Ms. Ivey reported that due to the unexpected change in location the published notice for the budget hearing did not match the location of the meeting. As such, Ms. Ivey stated that her office would re-publish the notice for the special meeting that the Board would be setting. Mr. Collins reviewed with the Board the 2018 budget amendment.

2018 Audit:

Mr. Collins reviewed with the Board the draft of the 2018 audited financial statements and responded to inquiries from the Board and members of the public. After review and discussion and upon motion of Director Sullivan and second of Director Hoffman, the Board unanimously approved the 2018 audited financial statements subject to the approval of the second amendment to the 2018 budget and directed that after such approval the 2018 audit be filed by the state.

Mr. Garbini departed the meeting at this time noting that he would not be able to attend the September 9, 2019 regular meeting.

Payment/Ratification of Claims:

Mr. Collins reviewed with the Board the current claims represented by checks 1181-1187 totaling \$14,263.20. After review and discussion and upon motion of Director Sullivan and second of Director Hoffman, the Board unanimously approved the claims as presented. Mr. Collins noted that the interim claims represented by checks 1169-1180 would be included in the materials for the September 9, 2019 regular meeting for ratification.

Consider Approval of Financial Statements:

Mr. Collins reviewed with the Board the May 31, 2019 financial statements. After review and discussion and upon motion of Director Neely and second of Director Sullivan, the Board unanimously accepted the financial statements as presented.

Finance Committee Report:

Director Sullivan reviewed with the Board and members of the public the current status of the Finance Committee's activities and noted that at this point the Finance Committee is primarily working on advising on general financial matters.

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Other Business:

Pet Waste Stations:

Ms. Ivey reported regarding the request for the District to take over the maintenance of the pet waste stations and reviewed a proposed contract for the same. Mr. Collins advised that the funding of this item would require a line item transfer in General Fund Expenditures from "Contingency" to "Repairs and Maintenance -other" . After review and discussion and upon motion of Director Nelson and second of Director Neely, the Board unanimously approved the contract and directed the line item transfer.

The Board set a special meeting for July 1, 2019 at 1:00 p.m. at the Verona Clubhouse to consider the requests from Century Communities and the re-published second amendment to the 2018 budget.

Executive Session:

Upon motion by Director Sullivan and second by Director Hoffman, the Board unanimously voted to enter into an Executive Session pursuant to Sections 24-6-402(4)(b), C.R.S. and 24-6-402(4)(e) for the purposes of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the District's financial status at 2:53 p.m.

All members of the public departed the meeting at this time.

Upon motion by Director Hoffman and second by Director Sullivan, the Board unanimously voted to exit the Executive Session and reconvene the regular meeting at 3:26 p.m.

Upon motion by Director Nelson and second by Director Neely, the Board unanimously voted to delegate the authority to Directors Hoffman and Sullivan to work with the District's accountants and general legal counsel and to engage special legal counsel to advise the District regarding financial matters/claims in an amount not-to-exceed \$25,000 without further authorization from the Board.

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Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Neeley, second by Director Nelson and unanimous vote at 3:31 p.m.


Secretary