

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, July 1, 2019 at 1:00 p.m. at the 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, President
David Hoffman, Secretary
Al Sullivan, Treasurer
Chris Nelson, Assistant Secretary

The following director(s) were absent:

Alec Garbini, Assistant Secretary

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Mathew Vigil, CliftonLarsonAllen, LLP; Ron Harris, Advance HOA Management, Inc.; and the following District residents: Ken Stuckey, Joan Goins, Keith Warner, Rose Ann Hazzard, Sheryl Stone, Barb Aurich, Dorothy Sullivan, Pat Havener, Dick Kraft, Judy Kraft, and Howard Tallman.

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 approximately 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

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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 within 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 within 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 and the Board 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 with the addition of Item 6(b)(iv) - Other.

Public Comment for
Items Not on Agenda:

None.

Management Report:

None.

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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 within 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 within 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 filed with the Secretary of State and the Board 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 with the addition of Item 6(b)(iv) - Other.

Public Comment for
Items Not on Agenda:

None.

Management Report:

None.

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Legal Matters:

Meeting Relocation/ Ratification of Actions:

Ms. Ivey reported that due to a scheduling conflict at the Douglas County Libraries, Highlands Ranch Branch, the June 10, 2019 meeting was relocated to the Verona Clubhouse and although members of the public were advised at the location, a sign was posted, and library staff were advising members of the public of the relocation, Ms. Ivey suggested ratifying the actions taken at that meeting. After review and discussion, upon motion of Director Hoffman and second of Director Neely, the Board unanimously approved ratifying the actions taken at the June 10, 2019 meeting.

Approval of Agreements/ Century Communities Development:

Ms. Ivey reviewed with the Board the following agreements:

- Facility and Land Acquisition Agreement (Road and Tracts)
- Facility Acquisition Agreement (Condos) with attached Easement Agreement
- Parking Lot Construction and Facility Acquisition Agreement with attached Easement Agreement

and related attached and ancillary agreements and reported that she had been working closely with Directors Hoffman and Neely to review and revise these documents. Ms. Ivey reported that there are a few outstanding items, including, but not limited to, the extent of the indemnification provision, payment for utility service, the District's approval process for the acceptance of improvements, and the size of the easement around the townhouses. Director Hoffman reported on these outstanding items. After continued review and discussion and upon motion of Director Sullivan and second of Director Nelson, the Board unanimously approved the agreements and attached and ancillary agreements, subject to final revisions and resolution of issues to the satisfaction of Directors Neely and Hoffman and Ms. Ivey and approved signing the final plat.

Director Neely reported on an additional request for Century Communities regarding a proposed licenses agreement for use of the existing entry sign. After review and discussion and upon motion of Director Neely and second of Director Hoffman, the Board unanimously approved Ms. Ivey reviewing the proposed agreements, provided the expense thereof is paid for by Century Communities, and the District

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entering into such a license agreement with terms acceptable to the Board and Ms. Ivey.

Financial Matters:

2018 Budget Amendment
Approval – Public Hearing
Consider Approval of
Resolution:

Mr. Vigil reviewed with the Board the proposed second amendment of the 2018 budget. Upon motion of Director Sullivan and second of Director Neely, the Board unanimously approved opening a public hearing on the proposed second amendment of the 2018 budget consistent with published public notice. No members of the public wished to comment on the proposed second amendment of the 2018 budget. Upon motion of Director Sullivan and second of Director Hoffman, the Board unanimously approved closing the public hearing on the proposed second amendment of the 2018 budget. The Board discussed the proposed second amendment of the 2018 budget and Director Sullivan noted that these expenses arose as a result of last-minute invoices from Verona Building Company. Upon the motion of Director Sullivan and second of Director Nelson, the Board unanimously approved adopting a resolution approving the second amendment of the 2018 budget and appropriating sums therefor.

Other Business:

None.

Executive Session:

None.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Neely, second by Director Nelson and unanimous vote at 1.29 p.m.


Secretary