

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, December 7, 2020 at 1:00 p.m. via Zoom
<https://us02web.zoom.us/j/84734422979?pwd=eWREd04weXNmY0JoQ3EyMmdUQ0piZz09> Meeting ID: 847 3442 2979,
Password: 018507 or via telephone conference at Dial-In
Number: 1 346 248 7799. All participation in this meeting,
including public participation, was by telephone to preserve
the health, safety and welfare of the public in light of the
imminent threat caused by the COVID-19 pandemic and due
to the State of Emergency declared by Governor Polis, as
amended and extended, corresponding executive orders and
public health orders, as amended and extended, and CDC
recommendations against gathering in large groups in order to
mitigate the spread of the COVID-19 virus.

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 (*via telephone/video conference*)
David Hoffman, Secretary (*via telephone/video conference*)
Al Sullivan, Treasurer (*via telephone/video conference*)
Chris Nelson, Assistant Secretary (*via telephone/video conference*)
Ron Privratsky, Director (*via telephone/video conference*)

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C. (*via telephone/video conference*); Kevin Collins and Jason Carroll, CliftonLarsonAllen LLP (*via telephone/video conference*); Ron Harris, Advance HOA Management, Inc. (*via telephone/video conference*); and the following District residents (*all via telephone/video conference*): Kevin Barre, Jayne Veeder, Janet Gibley, Nancy Ditman, Mimi Carroll, Doug Robertson, Pat Havener, Randy Chestnut, Kay Johnson, Sally Culbertson, Joan Goins, Karen Trott, Tom Cadwell.

RECORD OF PROCEEDINGS

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 1:04 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.

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 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 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 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.

RECORD OF PROCEEDINGS

Approval of/Additions To/ Deletions From the Agenda:	After review and discussion and upon motion of Director Nelson and second of Director Neely, the Board unanimously approved the agenda with revisions to move Item 10.d to 9.d and to add an Item 10.b.5 – Richmond Update.
Public Comment for Items Not on Agenda:	None.
Approval of Minutes: October 6, 2020 Special Meeting Minutes:	After review and discussion and upon motion of Director Hoffman and second of Director Privratsky, the Board unanimously approved the minutes of the October 6, 2020 special meeting.
Management Report:	Mr. Harris reviewed with the Board his District Management Report, which was included in the meeting packet and the following items were discussed in detail:
Update on CDOT Soundwall:	Mr. Harris reported that the sound wall has been completed except for some final landscaping.
Richmond Release:	Mr. Harris reported that the release with Richmond related to the July 6 th fire was signed but we are still awaiting their payment. Mr. Carroll confirmed that the payment has not yet been received.
Snow/Ice Removal:	Mr. Harris reported that the drainage improvements would be completed this weekend and that Manor Building 10 is moving forward with the heat tape installation as part of this holistic approach to combating the issues.
Landscaping:	Ms. Ditman reported on the 2020 landscaping effort and that things went very well with the gardener and they will be engaging their services again next year.
Legal Matters: Consider Resolution Determining Not to Provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board of Directors:	Ms. Ivey presented the Board of Directors with and reviewed a Resolution Determining Not to Provide Workers' compensation Insurance Coverage for Uncompensated Members of the Board of Directors. Following discussion and upon motion by Director Sullivan, second by Director Nelson and unanimous vote the Board of Directors adopted and approved the Resolution.

RECORD OF PROCEEDINGS

Consider Approval of 2021 Annual Administrative Matters Resolution and Election of Officers:

Ms. Ivey presented the Board of Directors with and reviewed a Resolution Concerning 2021 Annual Administrative Matters for the District. Following discussion and upon motion by Director Hoffman, second by Director Sullivan and unanimous vote the Board of Directors adopted and approved the Resolution Concerning 2021 Annual Administrative Matters and elected the following Officers for the District:

President/Chairman: Kathryn Neely
Secretary: David Hoffman
Treasurer: Alfred Sullivan
Assistant Secretary: Christopher R. Nelson
Assistant Secretary: Ron Privratsky

And clarifying that the posting place for meeting notices should be the Sales Office Window.

Memorandum re the Gallagher Amendment Repeal:

Ms. Ivey presented to and reviewed with the Board a memorandum regarding the Gallagher Amendment repeal.

Financial Matters:

Conduct Public Hearing on Proposed 2021 Budget:

Mr. Carroll reviewed the proposed 2021 budget with the Board of Directors and the public and Ms. Ivey presented to the Board of Directors a Resolution for approval and adoption of the 2021 budget, appropriating funds therefore and certification of a mill levy thereunder.

Upon motion by Director Sullivan, second by Director Hoffman and unanimous vote the Board of Directors opened a public hearing on the proposed 2021 budget consistent with published notice. No members of the public wished to comment on the proposed 2021 budget. Upon motion by Director Sullivan, second by Director Neely and unanimous vote the Board of Directors closed the public hearing.

Consider Approval of Proposed 2021 Budget, Appropriate Sums of Money, and Certify Mill Levies:

Upon motion by Director Hoffman and second by Director Sullivan, the Board unanimously approved the Resolution adopting the year 2021 budget, appropriating the expenditures therefore and certifying the mill levy thereunder with revisions to the budget to add a line item for legal and accounting fees related to the development change from Century Communities and a revision to correct a mistake in the notes related to the

RECORD OF PROCEEDINGS

- adjusted maximum and minimum mill levy.
- Consider Acceptance of Financial Statements: The October 31, 2020 financial statements were included in the meeting packet. After review and discussion and upon motion of Director Privratsky and second of Director Hoffman, the Board unanimously accepted the financial statement as presented.
- Payment/Ratification of Claims: Mr. Carroll reviewed with the Board the interim claims and the current claims totaling \$20,156.70. After review and discussion and upon motion of Director Nelson and second of Director Neely, the Board unanimously ratified and approved the claims as presented.
- Consultant Agreements:
Consider Engagement of Dazzio & Associates, P.C. to perform 2020 Audit: After review and discussion and upon the motion of Director Sullivan and second of Director Hoffman, the Board unanimously approved the Dazzio & Associates, P.C. Audit Engagement for preparation of the 2020 audit.
- Other Business:
- Update on District website: Director Nelson reported that the District is still in the queue for the Statewide Internet Portal Authority to complete the website.
- Update on District logo: Director Neely directed the Board's attention to the logo on the agenda and thanked Mr. Barre for all of his hard work in developing the logo. Upon motion of Director Neely and second of Director Hoffman, the Board unanimously approved the logo as its District logo.
- Update on Richmond: Director Neely reported that all facilities fees have been paid, that of the 53 units that are being developed, 38 are completed, 5 are framed, and 10 have the foundation poured.
- Update on Century: Director Neely summarized her conversations with representatives of Century Communities regarding changes to the proposed development plan.
- Ms. Ivey noted that the District does not have land use approval powers and therefore does not have approval rights over how the land is developed but is working with Century Communities in hopes of minimizing financial impacts on the

RECORD OF PROCEEDINGS

District.

Several members of the public and Board commented on aspects of these changes including, but not limited to, the deed restriction prohibiting rental properties that Century Communities is working with Shea Homes to have lifted, whether the apartment units would be subject to HOA Rules and or CCRs, the physical appearance of the apartment units, the impacts to current residents and changes to the overall aesthetic of the community, what leadership role the District could or should take on behalf of its residents, the risks of Century Communities not developing the property, the financial impacts on the District, the fact that a management company would be in place to manage the properties, and involvement of the Verona HOA in the conversations with Century Communities.

Executive Session:

None.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Privratsky, second by Director Neely and unanimous vote at 3:17 p.m.


Secretary