

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, March 8, 2021 at 1:00 p.m. via Zoom  
<https://us02web.zoom.us/j/82988141551?pwd=VGJEB2pLTnFZS3c5eHA4S1laZ2J3QT09> Meeting ID: 829 8814 1551,  
Password: 995561 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 video/telephone conference*)  
David Hoffman, Secretary (*via video/telephone conference*)  
Al Sullivan, Treasurer (*via video/telephone conference*)  
Chris Nelson, Assistant Secretary (*via video/telephone conference*)

The following director was absent (*absence excused*):

Ron Privratsky, Secretary

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C. (*via video/telephone conference*); Jason Carroll, CliftonLarsonAllen LLP (*via video/telephone conference*); Ron Harris, Advance HOA Management, Inc. (*via video/telephone conference*); and approximately 15 members of the public (*all via video/telephone conference*).

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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.

Ms. Ivey and Director Neely reported that Director Privratsky is moving out of the community and is resigning effective April 1, 2021. Director Neely thanked Director Privratsky for his time and work serving on the Board. The Board will

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	consider filling the vacancy created by this resignation at its next meeting. Any eligible electors of the District that are interested in being appointed to the Board of Directors were encouraged to contact a member of the Board.
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:	None.
Approval of Minutes: November 30, 2020 Special Meeting Minutes:	After review and discussion and upon motion of Director Neely and second of Director Hoffman, the Board unanimously approved the minutes of the November 30, 2020 special meeting as presented.
December 7, 2020 Special Meeting Minutes:	After review and discussion and upon motion of Director Neely and second of Director Hoffman, the Board unanimously approved the minutes of the December 7, 2020 special meeting as presented.
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:
Consider Approval of Landscape Maintenance Services Agreement/Amendment:	Mr. Harris reviewed with the Board the landscape maintenance services amendment. After review and discussion and upon motion of Director Nelson and second of Director Sullivan, the Board unanimously approved the landscape maintenance services amendment. It was clarified that area west of Primo Road could be added for mowing as an additional service if needed.
Consider Approval of Contract for 2021 Gardener Services with Signature Gardens:	Mr. Harris reviewed with the Board the contract for 2021 gardener services with Signature Gardens. After review and discussion and upon motion of Director Hoffman and second of Director Neely, the Board unanimously approved the contract for 2021 gardener services with Signature Gardens. It was clarified that the Primo Road beds have been added to this contract.

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- Snow/Ice Removal:** Director Nelson reported on the District’s snow/ice removal and mitigation efforts including the installation of heat tape by the HOA at buildings 10 and 13, with installation scheduled for building 11 in the coming weeks. Director Nelson reported that the efforts have been very successful and they are continuing to closely monitor conditions and making additional changes as needed.
- Legal Matters:** None.
- Financial Matters:**
- Payment/Ratification of Claims:** Mr. Carroll reviewed with the Board the interim claims represented by checks 1312 – 1334 and 5 ACH payments totaling \$56,266.24. After review and discussion and upon motion of Director Nelson and second of Director Sullivan, the Board unanimously ratified the claims as presented.
- Consider Acceptance of Financial Statements:** Mr. Carroll reviewed with the Board the December 31, 2020 financial statement. After review and discussion and upon motion of Director Neely and second of Director Hoffman, the Board unanimously accepted the financial statements with revisions on pages 31 and 33 to replace “highline canal bridge” with “landscape maintenance other”.
- Consider Approval of 2020 Audit:** Mr. Carroll stated that field work has begun, and the 2020 audit will be presented to the Board at its June 14, 2021 meeting for review and approval.
- Other Business:**
- Update on District website:** Director Nelson reported that the District’s website has reached the top of the queue for the Statewide Internet Portal Authority (SIPA). Director Nelson and Mr. Barre have been working with SIPA to provide content. Director Nelson stated that SIPA estimates that the website will be live by July 2021. Director Nelson would like to form a subcommittee to assist with the website. Mr. Barre stated that he would continue to work on this project. Director Neely will make sure that a request for website assistance is in the next community newsletter. It was discussed that items to be on the website would include, but not be limited to, minutes, notices, meeting agendas, the District’s service plan, budget, rules and regulations and an explanation of the difference between the District and the HOA.

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Update on Century:

Director Neely reported on the ongoing negotiations with Century Communities regarding its development stating that they have met the requests of the residents and the District. Century Communities will be holding a virtual town hall on March 22, 2021 at 6:30 p.m. to answer questions and provide updates. Director Neely thanked Kay Johnson for her efforts on behalf of the residents in working with Century Communities. Director Hoffman asked Director Neely to request an update from Century Communities regarding the construction and sale of the townhomes which will need to come on-line soon in order to meet the current District projections.

Executive Session:

Upon motion of Director Neely and second of Director Sullivan, the Board unanimously voted to enter into an Executive session pursuant to Sections 24-6-402(4)(b) and/or 24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice on specific legal questions and/or determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the claims/potential claims at 2:17 p.m.

*All remaining members of the public and Mr. Carroll departed the meeting at this time. Members of the Board, Ms. Ivey and Mr. Harris participated in the Executive Session.*

Upon motion by Director Neely and second by Director Sullivan the Board unanimously voted to exit the Executive Session and reconvene the special meeting at 3:14 p.m.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Neely, second by Director Hoffman and unanimous vote at 3:15 p.m.

  
Secretary