

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Thursday, September 2, 2021 at 1:00 p.m., at Douglas County Libraries, Highlands Ranch Branch, 9292 Ridgeline Blvd., Event Hall A/B, 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
Al Sullivan, Treasurer
David Hoffman, Secretary
Chris Nelson, Assistant Secretary
Jayne Veeder, Director

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Lindsay Ross, CliftonLarsonAllen LLP; Ron Harris, Advance HOA Management, Inc.; and the following District residents: Nancy Ditman (*via telephone conference*), Jim Bisetti, Kevin Barré, Marie Barré, Karen Trott, W. Kay Johnson, Buzz Campbell, Jim Rankin, Judy Kraft, Dick Kraft, Doug Robertson, Judy Nelson, Janet Gibley, Judy Maturano, Howard Tallman, Pat Havener, Dan Jensen, Brenda Jensen, Mitch Veeder, Kathy McConathy, and Tom McConathy.

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

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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 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 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 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.

Approval of/Additions To/
Deletions From the Agenda:

After review and discussion and upon motion of Director Sullivan and second of Director Neely, the Board unanimously approved the agenda, as presented.

Public Comment for Items Not
on Agenda:

None.

Approval of Minutes:

None.

Management Report:

None.

Legal Matters:

None.

Financial Matters -
Discuss 2022 Budget,

Director Neely reported that the purpose of this meeting is to

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Impacts of SB 21-293 and Initiative #27, and Service Plan Limitations:

have a session to openly discuss the budget, financial impacts of delayed development due to the COVID-19 pandemic, and impacts of Initiative #27 and SB 21-293.

Ms. Ivey reported that Initiative #27 will officially be on the ballot on November 2021 and reviewed Initiative #27 and SB 21-293 and the mill levy adjustment language in the District's Service Plan. Ms. Ross reported that the current mill levy limits appear to allow enough revenue for anticipated expenditures.

Ms. Ross reviewed with the Board the financial projections for 2021 – 2025 based on best estimates at this time. Ms. Ross also reviewed the line items in the draft 2022 budget. The Directors noted that they were mindful to keep legal and accounting costs down when possible. Ms. Ivey discussed potential expenses associated with a contested election in May 2021 and additional mailing costs related to new special district transparency requirements. Director Nelson requested that the contingency be reduced to \$25,000 - \$30,000.

Following review and discussion of the 2021 projected budget and 2022 proposed budget line items, the Board directed as follows:

1. Landscaping and snow removal budgets should be increased due to increased labor costs; however, services may need to be decreased to yield an overall costs reduction. Ms. Ross will review the landscape contract to ensure that the correct amount is budgeted. It was suggested that this amount be \$26,000.
2. "Gardening services" should be at \$19,000 for 2022 budget.
3. Amounts currently listed in "landscape maintenance – other" should be line item transferred to "landscape enhancement committee."
4. "Grounds maintenance" should be reduced to \$5,000 for 2022 budget.
5. "Snow removal" should be \$40,000 for 2021 estimated and 2022 budget.
6. "Water – Irrigation" should be \$17,000 for 2021 estimated and \$20,000 for 2022 budget.
7. Amounts under "Drainage mitigation" for 2021 actual

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should be moved to "Grounds maintenance" and the amounts under "Asphalt repair" for 2021 actual should be moved to "Drainage mitigation."

8. "Asphalt repair" should be \$5,500 for 2021 estimated and \$5,000 for 2022 budget.
9. "Accounting" should be reduced to \$44,000 for 2022 budget.
10. "Auditing" should be increased to \$5,500 for 2022 budget.
11. "Irrigation System Repairs" should be reduced to \$22,000 for 2022 budget.

After review and discussion and upon motion of Director Neely and second of Director Sullivan, the Board unanimously directed Mr. Harris to complete the required asphalt repairs for an amount not to exceed \$5,500.

Members of the public made the following comments:

- The bridge over Primo Road should be repaired.
- Tree replacement should be completed at a reasonable cost.
- It was suggested that more outreach should be done to contact residents in the Richmond and Century Communities areas of the District.

Ms. Neely reported on discussions with Century Communities regarding potentially offering financial assistance to the District to mitigate the impacts of their delayed development. The Board discussed the status of potential changes to the Century Communities development.

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 3:16 p.m.


Secretary