

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, September 20, 2021 at 1:00 p.m. at Douglas County Libraries, Highlands Ranch Branch, 9292 Ridgeline Blvd., 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
Chris Nelson, Assistant Secretary
Jayne Veeder, Director

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

Al Sullivan, Treasurer

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Lindsay Ross, CliftonLarsonAllen LLP; Ron Harris, Advance HOA Management, Inc.; Donya Lewis Felkey, Richmond Community Manager; and the following District residents: Doug Robertson, W. Kay Johnson, Janet Gibley, Judy Maturano, Emily Coffey, Howard Tallman, Pat Havener, Doug Parker, Bruce Campbell, Tom Cadwell, Judy Kraft, and Dick Kraft.

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

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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 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.

Consider Election of
Officers:

Following discussion and upon motion by Director Neely, second by Director Hoffman and unanimous vote the Board of Directors elected the following Officers for the District:

Assistant Secretary: Jayne Veeder

Approval of/Additions To/
Deletions From the Agenda:

After review and discussion and upon motion of Director Hoffman and second of Director Neely, the Board unanimously approved the agenda with the following revisions: addition of Item 8.B. "Approve/Ratify Claims", Moving Item 9.A. to Item 8.A.I, and Removal of Item 9.C.

Public Comment for Items Not
on Agenda:

None.

Approval of Minutes -
June 16, 2021 Special
Meeting Minutes:

After review and discussion and upon motion of Director Nelson and second of Director Neely, the Board unanimously

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- approved the minutes of the June 16, 2021 special meeting.
- September 2, 2021 Special Meeting Minutes: After review and discussion and upon motion of Director Nelson and second of Director Neely, the Board unanimously approved the minutes of the September 2, 2021 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:
- Mr. Harris contacted the Richmond community manager, Ms. Felkey, who is in attendance at the meeting today. Ms. Felkey's contact information was also provided to Ms. Ivey's office to add to the meeting information distribution list.
- Landscaping: Mr. Harris reviewed the landscaping items in his report. Mr. Harris provide a report from Ms. Ditman that Signature Gardens is continuing to be responsive and perform work, landscape clean-up items, and the irrigation shut off date in October.
- Consider Approval of Snow Removal Agreement from Absolute Lawncare, LLC: Mr. Harris reviewed with the Board the extension of the Snow Removal Agreement from Absolute Lawn, LLC. Ms. Ivey reported that this is an amendment to add one additional year to the Agreement. The Board discussed the logistics of snow removal in the Century Communities portion of the community. After further review and discussion and upon motion of Director Nelson and second of Director Veeder, the Board unanimously approved the Snow Removal Agreement from Absolute Lawn, LLC.
- Consider Approval of Contract for Joint and Crack Sealing: Mr. Harris reported that he is waiting for a proposal from Denver Asphalt for asphalt joint sealing work but has not yet received it. The Board discussed additional work that is being held until after construction activities have concluded. After review and discussion and upon motion of Director Hoffman and second of Director Neely, the Board unanimously approved entering into a contract for joint and crack sealing with Denver Asphalt in an amount not-to-exceed \$5,000.00.
- Legal Matters -

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- Consider Change to Official Meeting Posting Location: This item was tabled until the December meeting. Ms. Ivey reported that a google search does not provide the current website as a result.
- Consider Approval of Resolution Determining Not to Provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board of Directors: Ms. Ivey reviewed with the Board the Resolution Determining Not to Provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board of Directors. After review and discussion, upon the motion of Director Neely and second of Director Hoffman, the Board unanimously approved the Resolution Determining Not to Provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board of Directors.
- Financial Matters -
2022 Budget Discussion: Ms. Ross reviewed with the Board the updated budget projections and updated the Board on her discussions with Century Communities regarding its development plan. Discussion ensued among the Board regarding the 2022 budget.
- Tree Replacement: Director Neely reviewed with the Board tree loss throughout the District and proposed replacement of trees, as reviewed and recommended by Nancy Ditman, LEC Chair, near the following Primo Road locations:
- 2 trees at 2363D, Building 4
 - 2 trees at 2261C, Building 6
 - 1 tree at 2195D, Building 7
 - 1 tree at 2133, Building 8
 - 1 tree at 2099D, Building 14
- Director Nelson suggested that since the trees will not be guaranteed that the District only replace a few of the trees to see what success it has before investing additional funds.
- The Board and members of the public discussed what has historically caused trees to die, including but not limited to, unseasonable temperatures and inadequate watering.
- Director Nelson made a motion to replace the 5 highest priority trees within the existing \$5,000.00 budget as follows:
- 2 trees at 2363D, Building 4

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- 2 trees at 2261C, Building 6
- 1 tree at 2195D, Building 7

Director Veeder seconded the motion, and the Board unanimously approved the motion.

The Board directed that the line item for 2022 "Asphalt Repair" should be \$5,000.00.

Approval/Ratification of Claims:

Ms. Ross reviewed with the Board the claims occurring between June 9, 2021 and August 25, 2021 totaling \$45,065.10. After review and discussion, upon the motion of Director Hoffman and second of Director Neely, the Board unanimously ratified the claims as presented.

Other Business - Century Update:

Ms. Ross and Director Neely provided an update to the Board on Century Communities, noting that delinquent facilities fees are being paid by Century Communities and that projections for facilities fees going forward are based on Century Communities' projections. There were 28 building permits issued as of June 30, 2021.

Director Neely reported that Century Communities will start construction for monumentation in the island area on Primo Road in the next 4-6 weeks and intends on planting in that area in the Spring. After review and discussion, upon the motion of Director Neely and second of Director Nelson, the Board unanimously approved granting a temporary construction easement in a form satisfactory to Ms. Ivey and Director Hoffman.

Director Neely reported that the revisions to the Subdivision Improvement Plan to change the development from condos to apartments and to add the roundabout may not require approval from the Douglas County Planning Commission and may be able to be approved administratively. Century Communities reported that they hope to submit the paperwork by the end of this week and that the District will receive a referral for comments on the submission.

Director Neely reported that the existing Clubhouse will remain until at least early spring and reported on construction

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progress and sales. Director Neely reminded members of the public that the Century Communities site is an active construction site and entry is at your own risk. Century Communities also requested that if anyone sees suspicious activities in the community to please call 9-1-1.

Other:

Director Neely thanked Jim Rankin and Director Nelson for their work on the repair of the community mailboxes. Although the mailboxes are the responsibility of the HOA, the District wanted to acknowledge and thank them for their work.

Director Neely reminded members of the public that attending meetings, reading and staying up to date with our newsletter and email blasts, and visiting the District's website are all good ways to stay informed on District events.

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 Hoffman and unanimous vote at 2:28 p.m.



Assistant Secretary