

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Tuesday, April 12, 2022 at 12:00 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
Al Sullivan, Treasurer
David Hoffman, Secretary
Chris Nelson, Assistant Secretary
Jayne Veeder, Assistant Secretary

Also present were: Alicia J. Corley, Icenogle Seaver Pogue, P.C.; Ron Harris, Advance HOA Management, Inc.; and the following District residents: Mimi Carroll, Dorothy Sullivan, Buzz Campbell, Kay Johnson, Pat Havener, Janet Gibley, Kathleen Will, Mark Will and Jim Rankin.

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 12:00 p.m.

Directors Matters/Disclosure Matters:

Ms. Corley 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.

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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.

Director Veeder 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.

Ms. Corley 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 Hoffman, the Board unanimously approved the agenda as amended to revise Agenda Item 5.a. as review of the fourth submittal of Century Communities Site Improvement Plan.

Public Comment for Items Not
on Agenda:

Ms. Johnson thanked the Board for their efforts with Century Communities.

Other Business -

Review Fourth Submittal of
Century Communities Site
Improvement Plan:

Director Neely presented to and reviewed with the Board the fourth submittal of the Century Communities Site Improvement Plan. Director Neely summarized the list of concerns that had been addressed by Century Communities

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within the fourth submittal. Directors Hoffman and Sullivan reviewed the history of the multifamily development in response to questions from the District's residents concerning the change from condominiums to apartments. Directors Hoffman and Sullivan also discussed the various meetings with representatives of Century Communities and their willingness to accommodate the District's concerns. There was further discussion regarding the landscaping and parking requirements associated with the development. Following the foregoing discussion, upon motion by Director Sullivan, second by Director Neely and unanimous vote, the Board approved sending a letter prepared by legal counsel to Century Communities stating the District has no additional comments to the fourth submittal of the Century Communities Site Improvement Plan and authorizing the District's President to sign the associated plat.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Neely, second by Director Sullivan and unanimous vote at 12:42 p.m.


Secretary