

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, June 20, 2022, at 1:00 p.m., at Douglas County Libraries, Highlands Ranch Branch, Event Hall Room A/B, 9292 Ridgeline Blvd., Highlands Ranch, Colorado.

Attendance:

A regular 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:

David Hoffman
Jayne Veeder
Howard Tallman

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

Chris Nelson

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: Al Sullivan, Doug Robertson, Bruce Campbell, Janet Gibley, Kay Johnson, and Pat Havener.

Call to Order/ Declaration of Quorum:

Director Veeder, noting the presence of a quorum, called to order the regular 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 at the meeting. Additionally, the Board of Directors determined that the participation of the members present was necessary to

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obtain a quorum or otherwise enable the Board to act.

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.

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 Tallman 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.

Election of Officers:

Upon motion of Director Tallman, second by Director Hoffman, and unanimous vote, the Board of Directors elected Ms. Jayne Veeder to serve as Board President. Upon motion of Director Veeder, second of Director Tallman, and unanimous vote, the Board of Directors elected Mr. Chris Nelson to serve as Treasurer and Mr. David Hoffman to serve as Secretary. No further positions were elected at this time.

Approval of/Additions To/ Deletions From the Agenda:

After review and discussion and upon motion of Director Tallman, second by Director Veeder, and unanimous vote, the Board approved the agenda, as presented.

Public Comment for Items Not on Agenda:

Ms. Gibley noted that some items on the website need to be updated and she will follow-up with Ms. Ivey after the meeting on these items.

Approval of Minutes - March 2, 2022 Regular Meeting:

Upon motion of Director Hoffman, second by Director Veeder, and unanimous vote, the Board approved the minutes of its March 2, 2022 regular meeting.

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April 12, 2022 Special Meeting:

Upon motion of Director Hoffman, second by Director Veeder, and unanimous vote, the Board approved the minutes of its April 12, 2022 special meeting.

Management Report -

Mr. Harris reviewed with the Board his District Management Report, which was included in the meeting packet. The following items were discussed in detail:

Update re Landscape Items and Consider Approvals related to same:

Mr. Harris provided an update to the Board regarding landscape items, noting that a proposal from Byerley Tree LLC is forthcoming for tree damage remediation. Mr. Robertson noted that communication should go out to residents not to trim trees near their property. Mr. Harris is also working on a proposal for aphid control. Mr. Robertson noted that the thistle in the community needs to be sprayed. The Board noted some mowing that needs to be completed in the native areas. Mr. Harris will follow-up on these items. After review and discussion, upon motion by Director Hoffman, second by Director Tallman, and unanimous vote, the Board of Directors approved contracting with Byerley Tree LLC for storm damage remediation and other tree remediation in an amount not to exceed \$2,000.00.

Pet Waste Stations:

Mr. Harris advised that the previously approved pet waste stations have been put fully in service and are being maintained. Mr. Harris reviewed with the Board the Pet Scoop proposal for additional pet waste station installation and services. After further review and discussion, and report from Director Hoffman that the current pet waste stations now appear to be adequate, the Board deferred any action on approving additional pet waste stations.

Asphalt Removal and Replacement:

Mr. Harris reviewed with the Board a proposal dated December 16, 2021 from DACS Asphalt regarding remediation of the transverse and lateral asphalt pavement cracking in the walking path behind building 8. Ms. Ross reported that the 2022 budget included \$5,000.00 for asphalt repairs and \$2,000 for street repairs and maintenance, any additional costs could be covered by the contingency of \$27,223. After review and discussion, upon motion by Director Hoffman, second by Director Veeder, and unanimous vote, the Board of Directors approved the proposal dated December 16, 2021 from DACS Asphalt for crack seal of up

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to 1,500 linear feet of transverse and lateral asphalt pavement cracking services for an amount not to exceed \$1,920.00.

Mr. Harris reviewed with the Board a proposal dated April 4, 2022 from DACS Asphalt regarding Primo Road repairs. Ms. Ross reported that the 2022 budget included \$5,000.00 for asphalt repairs and \$2,000 for street repairs and maintenance, any additional costs could be covered by the contingency of \$27,223. After review and discussion, upon motion by Director Hoffman, second by Director Veeder, and unanimous vote, the Board of Directors approved the proposal dated April 4, 2022 from DACS Asphalt for crack seal and asphalt removal and replacement services for an amount not to exceed \$9,438.75 and up to an additional \$1,000.00 to bring in proper equipment to dig out and replace the soil that is wet under the pavement.

Legal Matters -

None.

Financial Matters -
Interim Claims:

Ms. Ross reviewed with the Board the interim claims of the District from the period February 24, 2022 through June 12, 2022 totaling \$55,672.99. After review and discussion, upon motion by Director Tallman, second by Director Veeder, and unanimous vote, the Board of Directors ratified the interim claims, as presented. The Board asked Ms. Ross to verify that all payments have been made to Brown Brothers Asphalt & Concrete, LLC for work performed in 2021.

April 30, 2022 Unaudited
Financial Statements:

Ms. Ross reviewed with the Board the April 30, 2022 unaudited financial statements. After review and discussion, upon motion by Director Veeder, second by Director Tallman, and unanimous vote, the Board of Directors accepted the April 30, 2022 unaudited financial statements, as presented.

Other Business -

Update re Century
Communities Development
Items and Consider
Approvals related to same:

Directors Veeder and Hoffman provided an update to the Board regarding Century Communities development items, noting that the replat was signed by the District as well as the related dedication paperwork and notice was provided that the 10th Amendment to the Site Improvement Plan was approved by the County. The clubhouse for the apartments will begin construction in the coming month. Ms. Myers reported to

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Director Veeder that 47 townhouse permits were paid for in 2022 and an additional 31 are anticipated this year. It was further reported that 20 closings have occurred this year.

Director Hoffman discussed the proposed conveyance of property to the District from Century Communities for the Primo Road roundabout and the proposed conveyance from the District back to Century Communities for two formerly proposed rights-of-way that are now being vacated as part of revised development plans.

After review and discussion, upon motion by Director Hoffman, second by Director Tallman, and unanimous vote, the Board of Directors approved the District accepting the conveyance of property for the Primo Road roundabout and quitclaiming any interest in formerly proposed rights-of-way which will no longer be utilized as rights-of-way in a form acceptable to Director Hoffman and Ms. Ivey.

Director Hoffman also discussed the failure by Century Communities to secure property rights for the District in the four-foot areas around the buildings. Mr. Harris inquired if there is irrigation in these areas that will tie into the District's system. The Board directed Ms. Ivey and Director Hoffman to discuss this further with Century Communities.

Director Hoffman also discussed that Century Communities has been advised of the concerns regarding headlight glare into certain units. Ms. Meyers has agreed to consider planting additional trees and Director Hoffman will continue to follow-up on this item.

Invitation to Douglas
County Commissioner to
Attend Meeting:

Ms. Ivey reported that Mr. Harris had been contacted by a Douglas County Commissioner regarding interest in attending a future meeting of the Board. Mr. Harris has provided meeting dates for the Board's regular meetings. No action was required related to this item.

Executive Session:

None.

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Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Tallman, second by Director Veeder, and unanimous vote at 2:45 p.m.


Secretary