

# 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, September 12, 2022, at 1:00 p.m., at Douglas County Libraries, Highlands Ranch Branch, 9292 Ridgeline Boulevard, Event Hall A/B, 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:

Jayne Veeder, President  
Christopher R. Nelson, Treasurer  
David Hoffman, Secretary  
Howard Tallman, Assistant Secretary

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Ron Harris, Advance HOA Management, Inc.; Lindsay Ross, CliftonLarsonAllen LLP; and the following District residents: Pat Havener, W. Kay Johnson, Ken Stuckey, Al Sullivan, Janet Gibley, and Joan Goens.

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 1:01 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 Veeder reported that she had disclosed the following

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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 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 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.

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### Appointments to Vacancies on Board of Directors:

Ms. Ivey advised the Board that there is currently one vacancy on the Board of Directors of the District and that Ms. Ivey's office has verified that Mr. Yosses is an eligible elector of the District and may be appointed to the Board. After review and discussion, and upon motion by Director Veeder, second by Director Nelson, and unanimous vote, the Board approved appointing Mr. Yosses to fill the vacancy on the Board for the following term: May 2023. Ms. Ivey noted that a certificate of appointment and an oath of office would be transmitted to the incoming Director for execution prior to being filed in accordance with statutory requirements at which time the director will enter into office.

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Election of Officers: Upon motion by Director Hoffman, second by Director Veeder, and unanimous vote, the Board unanimously voted to elect the following officers:

President: Jayne Veeder  
Treasurer: Christopher R. Nelson  
Secretary: David Hoffman  
Assistant Secretary: Howard Tallman  
Assistant Secretary: Edward M. Yosses

Approval of/Additions To/  
Deletions From the Agenda: After review and discussion and upon motion of Director Hoffman, second by Director Tallman, and unanimous vote, the Board approved the agenda, as presented.

Public Comment for Items Not  
on Agenda: Ms. Johnson noted that Mr. Yosses is a member of the Governing Documents Committee. Ms. Ivey noted that there is no legal requirement that Mr. Yosses resign from the committee in order to join the Board.

Mr. Stuckey inquired when members of the community that reside in the Richmond Homes and Century Communities development are eligible to participate on the Board. Ms. Ivey advised that they are eligible as soon as they become property owners or residents. The Board discussed mechanisms to ensure that those residents are informed and will attend future meetings of the related Homeowners Associations in order to inform residents of the District and its meetings.

Ms. Gibley inquired if the Board has ever considered closing any District roadways to bicycles. Mr. Harris advised that he is not aware of any such consideration.

Approval of Minutes -  
June 20, 2022 Regular  
Meeting:

Upon motion of Director Veeder, second by Director Tallman, and unanimous vote, the Board approved the minutes of its June 20, 2022 regular meeting. Director Nelson inquired about several follow-up items from the June 20, 2022 regular meeting. Ms. Ivey advised that follow-up items related to Century Communities will be covered under Item 9.a. Mr. Harris advised that no further correspondence has occurred related to attendance at a meeting by members of the Board of County Commissioners.

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### Management Report:

Mr. Harris presented to and reviewed his Management Report with the Board. The following items were discussed in detail:

2022-2023 Snow and Ice Removal Services Agreement with Absolute Lawn Care, LLC:

Mr. Harris presented to and reviewed with the Board the 2022-2023 Snow and Ice Removal Services Agreement with Absolute Lawn Care, LLC. Upon motion by Director Tallman, seconded by Director Veeder, and unanimous vote, the Board approved extending the Snow and Ice Removal Services Agreement with Absolute Lawn Care, LLC for one additional one-year term.

Director Nelson noted that a large boulder was moved on the east end of Building 13 by the snow removal contractor last year and requested that it be replaced to its original location. Mr. Harris stated that the extension of the contract would be contingent upon its replacement.

The Board discussed the District's maintenance responsibilities in various portions of the District.

Director Nelson noted that the location of the stop sign at the end of Primo Road is blocked by construction activity and should be repositioned to ensure safety.

Mr. Harris noted that no report was received from the Landscape Enhancement Committee. The Board discussed that the Landscape Enhancement Committee at this point it not a duly constituted committee of the Board and is Ms. Ditman and a group of citizens that from time to time make recommendations and requests to the Board.

### Legal Matters -

Work Order Contract for Community Sidewalk Repairs with DACS Corp. d/b/a/ Denver Concrete and Asphalt Services:

Ms. Ivey presented to and reviewed with the Board the Work Order Contract for Community Sidewalk Repairs with DACS Corp. d/b/a/ Denver Concrete and Asphalt Services. Ms. Ross advised that the District does have funds in its contingency line item to fund this contract. Mr. Harris noted that this work is to address safety concerns on the sidewalks and prevent more expensive repairs if further degradation of the sidewalk occurs. Following discussion, upon motion of Director Veeder, second by Director Nelson, and unanimous vote, the Board approved the Work Order Contract for Community Sidewalk Repairs with DACS Corp. d/b/a/ Denver Concrete and Asphalt Services, as presented.

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Resolution Determining Not to Provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board of Directors: Ms. Ivey presented to and 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 Hoffman, second by Director Tallman, the Board unanimously approved the Resolution Determining Not to Provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board of Directors.

2022 Legislative Memorandum: Ms. Ivey presented to and reviewed with the Board the 2022 Legislative Memorandum. The Board discussed House Bill 22-238 and deferred further discussion to its next meeting.

Financial Matters - Ms. Ivey briefly discussed a scenario received from Piper Sandler for potential refinancing of the District's 2018 Bonds. The Board members will review the scenario and provide any questions to Ms. Ivey.

Ratification of Interim Claims: Ms. Ross presented to and reviewed with the Board the interim claims of the District from the period June 13, 2022 through August 30, 2022, totaling \$68,184.97. After review and discussion, upon the motion of Director Veeder, second by Director Hoffman, the Board unanimously ratified the interim claims, as presented.

Acceptance of June 30, 2022 Unaudited Financial Statements: Ms. Ross presented to and reviewed with the Board the June 30, 2022 unaudited financial statements and Schedule of Cash Position updated as of August 5, 2022. After review and discussion, upon the motion of Director Nelson, second by Director Tallman, the Board unanimously accepted the June 30, 2022 unaudited financial statements and Schedule of Cash Position updated as of August 5, 2022, as presented.

Update on DOLA Financial Status Report and Discussions with Douglas County: Ms. Ivey presented to and reviewed with the Board the Financial Status Report from DOLA and correspondence with Douglas County regarding the same.

Discuss 2022 Budget Meeting Schedule and Consider Scheduling Special Discussion among the Board ensued regarding scheduling a special meeting to discuss the draft 2023 budget. Following discussion, the Board directed Ms. Ivey to coordinate a special

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Meeting(s): meeting for late October or early November at Douglas County Libraries, Highlands Ranch Branch, 9292 Ridgeline Boulevard, Event Hall A/B, Highlands Ranch, Colorado.

### Other Business -

Update regarding Century Communities development within District and Consider any Action Items Related Thereto:

Directors Veeder and Hoffman provided an update to the Board regarding Century Communities development items. Director Veeder noted that Ms. Meyers provided an update that 85 townhome units are completed, 26 units have been sold, anticipated completion of townhomes is March 2023, 227 apartment units are projected, phased completion of the apartments is between fall of 2023 and summer of 2024, and the round-a-bout is scheduled to be completed in November 2022.

Director Hoffman and Ms. Ivey updated the Board on the discussions with Century Communities regarding updating the facilities acquisition agreements and various related agreements. This work is underway but not completed. Directors Hoffman and Veeder discussed the concept plans for the former clubhouse area that were provided by Century Communities. The assumption is that Century Communities will request the District to own and maintain this area in the future. Director Veeder noted she has concerns regarding the amount of turf that needs to be maintained in either scenario given the costs associated with irrigation. Ms. Johnson reported that the Verona HOA board of directors unanimously agreed that concept plan 5.0 was better because it provided more screening to the adjacent buildings. Director Veeder noted her preference for concept plan 5.0 because of the additional seating and shade. Director Nelson objected to the trees being utilized in the concept plans. It was noted that dog waste stations will be needed for this area as well. It was noted that more xeriscape should be incorporated. Director Hoffman stated that the cost of maintaining shrubbery is more expensive than turf areas. Director Veeder will relay comments to Ms. Meyers and ask for updated plans.

Mr. Hoffman reported on the status of finalization of an easement and agreement for the Verona Monumentation. After review and discussion, upon the motion of Director Veeder, second by Director Tallman, the Board unanimously

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approved contracting with a landscape and irrigation contractor to perform the landscape and irrigation work related to the Verona Monumentation, subject to reimbursement by Century Communities and in a form acceptable to Ms. Ivey and Director Hoffman.

Update on Primo Road  
Bridge Inspection and  
Consider any Action Items  
Related Thereto:

Director Hoffman provided an update to the Board regarding the Primo Road Bridge inspection, noting there are cracks on the underside of the bridge deck that are parallel with the direction of travel and some rusting/corrosion. The contractor that performed the inspection does not believe that any action is needed at this time. Director Hoffman noted that new cracking is occurring which may be attributable to construction traffic since the asphalt surface is in very good condition and well maintained. It is recommended that the Board continue to monitor this situation for repairs after construction within the District is complete. This will be an expensive project and should be factored into future budgeting and reserves for capital projects.

Executive Session:

None.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Veeder second by Director Nelson and unanimous vote at 3:33 p.m.

  
Secretary