

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Tuesday, October 25, 2022, at 1:00 p.m., at Douglas County Libraries, Highlands Ranch Branch, 9292 Ridgeline Boulevard, Event Hall A/B, Highlands Ranch, Colorado 80129.

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:

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

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Ron Harris, Advance HOA Management, Inc.; Lindsay Ross, CliftonLarsonAllen LLP, Michael Lund and Sydney Burnett, Piper Sandler & Co.; and the following District residents: Al Sullivan, Doug Robertson, Mimi Carroll, Karen Trott, Kay Johnson, Pat Havener, Kenneth Stuckey, Bruce Campbell, C. Bown, Dick Kraft, Judy Kraft, Janet Gibley, Emily Coffey, Mike Nemily.

Call to Order/ Declaration of Quorum:

Director Veeder, 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

RECORD OF PROCEEDINGS

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 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.

Approval of/Additions To/
Deletions from the Agenda:

Upon motion of Director Nelson, second by Director Tallman, and unanimous vote, the Board approved the agenda, as presented.

Public Comment for Items Not
on Agenda:

Mr. Sullivan noted that the water situation in Colorado merits considering a request to Century Communities to incorporate additional xeriscaping into development plans. Director Veeder stated that this request was made and that revised development plans have not yet been provided for review.

Approval of Minutes -
September 12, 2022 Regular
Meeting:

Upon motion of Director Veeder, second by Director Nelson, and unanimous vote, the Board approved its September 12, 2022 Regular Meeting Minutes, with Director Yosses abstaining from the vote.

RECORD OF PROCEEDINGS

- Legal Matters: None.
- Financial Matters –
- Proposal Related to Refinancing of District’s Limited Tax Obligation Refunding Bonds, Series 2018: Ms. Burnett and Mr. Lund presented to and reviewed with the Board a proposal related to the refinancing of the District’s Limited Tax Obligation Refunding Bonds, Series 2018. The Board and members of the public discussed various interest rate and mill levy options related to a potential refinancing. The Board determined it would consider this more and asked Piper Sander & Co. to monitor rates and provide additional information if the rate environment improves.
- Approval of Current Claims: Ms. Ross presented to and reviewed with the Board the current claims of the District from the period September 1, 2022 through October 20, 2022, totaling \$43,756.20. After review and discussion, upon the motion of Director Tallman, second by Director Veeder, the Board unanimously approved the current claims, as presented.
- Acceptance of September 30, 2022 Unaudited Financial Statements: Ms. Ross presented to and reviewed with the Board the September 30, 2022 unaudited financial statements and Schedule of Cash Position updated as of October 14, 2022. After review and discussion, upon the motion of Director Nelson, second by Director Hoffman, the Board unanimously accepted the September 30, 2022 unaudited financial statements and Schedule of Cash Position updated as of October 14, 2022, as presented.
- Discussion Regarding 2023 Draft Budget: Ms. Ross presented to and reviewed with the Board the draft 2023 budget. Discussion among the Board of Directors ensued. Direction was provided to reduce the irrigation line item to \$20,000, to remove the landscape enhancement committee and to move the funds to a consolidated line item for street repairs and maintenance, asphalt repair, and concrete work (which is currently not listed), and to remove the \$500 estimated to be spent in 2022 for street light maintenance.
- Other Business -
- SB 21-262 Website Compliance Acknowledgment and Appreciation of Janet Ms. Ivey presented to and reviewed with the Board the SB 21-262 website compliance requirements, noting that the District’s website is fully compliant, in preparation for the January 1, 2023 deadline. The Board acknowledged Ms. Janet

RECORD OF PROCEEDINGS

Gibley: Gibley's hard work in updating the District's website to be SB 21-262 compliant and thanked her for her efforts.

Executive Session - Upon motion of Director Yosses and second of Director Veeder, and unanimous vote, the Board enter into an Executive session pursuant to Sections 24-6-402(4)(b) and/or 24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice on specific legal questions and/or determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding recent legislation impacting the District at 2:39 p.m.

All remaining members of the public departed the meeting at this time. Members of the Board and Mss. Ivey and Ross participated in the Executive Session.

Upon motion by Director Yosses, second by Director Tallman, and unanimous vote, the Board exited the Executive Session and reconvened the special meeting at 2:44 p.m.

Upon motion by Director Veeder, second by Director Yosses, and unanimous vote, the Board approved pursuing a 3rd Amendment to the District's Service Plan to clarify the ability of the District to adjust its mill levy for changes in the method of calculating assessed valuation after the repeal of the Gallagher Amendment.

Adjournment: There being no further business to come before the Board, the meeting was adjourned upon motion by Director Nelson, second by Director Tallman, and unanimous vote at 2:46 p.m.


Secretary