

## RECORD OF PROCEEDINGS

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### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, December 12, 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 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 (*via telephone*)  
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; and the following District residents: Al Sullivan, Bruce Campbell, Kathy Neely, Pat Havener, Tom Cadwell, Charlie Bown, Jim Rankin, Ken Stuckey, Janet Gibley.

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 1:02 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 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.

Director Yosses 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 Veeder, and unanimous vote, the Board approved the agenda, as presented.

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Public Comment for Items Not on Agenda:

Ms. Neely commented that traffic speeds are a concern within the District and that the Board should consider rules or speed bumps to help with this issue.

Mr. Rankin commented that he would like to see an effort made to require District contractors to use electric equipment or eliminate 2 cycle equipment. Mr. Harris noted that many contractors are not able to provide these services because equipment battery life is not long enough.

Approval of Minutes -  
October 25, 2022 Special Meeting:

Upon motion of Director Veeder, second by Director Hoffman, and unanimous vote, the Board approved its October 25, 2022 Special Meeting Minutes as revised to indicate that Director Yosses abstained from the vote on the September 12, 2022 meeting minutes.

Legal Matters -  
2023 Annual Resolution,  
Election of Officers and  
Regular Meeting  
Date/Location:

Ms. Ivey presented to and reviewed with the Board a resolution, prepared annually to handle the District's ongoing operation and business. After review and discussion, upon motion by Director Nelson, second by Director Hoffman, and unanimous vote, the Board of Directors approved the resolution, as revised to indicate the corrected meeting posting location of a temporary sign board to be placed on Tract A the west side of Primo Road and Channel Road, including the election of the following officers to the Board of Directors and regular meeting dates/location:

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

March 6, 2023, June 12, 2023, September 11, 2023, October 30, 2023 and December 11, 2023 at 1:00 P.M. at Douglas County Libraries, Highlands Ranch Branch, 9292 Ridgeline Boulevard, Highlands Ranch, Colorado 80129.

2023 Election Resolution:

Ms. Ivey presented to and reviewed with the Board the 2023 Regular Special District Election Resolution. Following discussion and upon motion by Director Yosses, second by

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	Director Nelson and unanimous vote, the Board of Directors approved the 2023 Regular Special District Election Resolution.
Engagement of Community Resource Services of Colorado, LLC for the May 2023 election:	Ms. Ivey reviewed with the Board the proposed engagement of Community Resource Services of Colorado, LLC for election services. Following discussion and upon motion by Director Yosses, second by Director Nelson, and unanimous vote, the Board of Directors approved engaging Community Resource Services of Colorado, LLC for election services.
Legislative Report - 2022 Legislative Memorandum:	Ms. Ivey presented to and reviewed with the Board a memorandum regarding 2022 Legislation.
House Bill 22-238:	Ms. Ivey advised the Board that the Third Amendment to the Service Plan is being processed with the County and the following public meetings will be held:  Planning Commission: December 19, 2022 Board of County Commissioners Meeting to Set Public Hearing: January 10, 2023 Board of County Commissioners Public Hearing: January 24, 2023
Financial Matters – Consider Approval of Current Claims:	Ms. Ross presented to and reviewed with the Board the current claims of the District from the period October 21, 2022 through December 5, 2022, totaling \$24,689.08. After review and discussion, upon the motion of Director Veeder, second by Director Nelson, the Board unanimously approved the interim claims, as presented.
Acceptance of Cash Position and Tax Collection Report:	Ms. Ross presented to and reviewed with the Board the Cash Position and Tax Collection Report. Following discussion and upon motion by Director Nelson, second by Director Hoffman, and unanimous vote, the Board of Directors accepted the Cash Position and Tax Collection Report as presented.
Public Hearing on Proposed 2023 Budget:	Upon motion by Director Veeder, second by Director Yosses, and unanimous vote, the Board of Directors opened a public hearing on the proposed 2023 budget consistent with published notice. Mr. Sullivan thanked the Board for the

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	<p>continued hard work. Director Veeder noted consulting costs will be increasing. There appearing no additional members of the public wishing to speak on the budget, upon motion by Director Hoffman, second by Director Nelson, and unanimous vote, the Board of Directors closed the public hearing.</p>
<p>Resolution Approving Proposed 2023 Budget, Certification of Mill Levy, and Appropriate Sums of Money:</p>	<p>Ms. Ross reviewed with the Board the proposed 2023 budget and Ms. Ivey presented to the Board of Directors a resolution for approval and adoption of the 2023 budget, appropriating funds therefor and certification of a mill levy thereunder. After review and discussion, upon motion by Director Nelson, second by Director Yosses, and unanimous vote, the Board of Directors approved the resolution adopting the 2023 budget and appropriating the funds to the approved budget and certifying the mill levies as provided in the budget, as revised to decrease the accounting budget by \$3,000.</p>
<p>2022 Audit Engagement Letter with Dazzio &amp; Associates, PC:</p>	<p>Ms. Ross reviewed with the Board the engagement letter from Dazzio &amp; Associates, PC, for 2022 audit services. After review and discussion, upon motion by Director Veeder, second by Director Hoffman, and unanimous vote, the Board of Directors approved the engagement letter from Dazzio &amp; Associates, PC for 2022 audit services.</p>
<p>Statement(s) of Work with CliftonLarsonAllen LLP:</p>	<p>Ms. Ross reviewed with the Board of Directors the Statement(s) of Work with CliftonLarsonAllen LLP. After review and discussion, upon motion by Director Nelson, second by Director Yosses, and unanimous vote, the Board of Directors approved the Statement(s) of Work with CliftonLarsonAllen LLP.</p>
<p>Capital Reserve Study:</p>	<p>Ms. Ivey discussed with the Board the initiation of the District's capital reserve study. Discussion among the Board of Directors ensued regarding the same. It was noted that the District does not have adequate funding at this time. No action was taken at this time.</p>
<p>Management Report:</p>	<p>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:</p> <p>After review and discussion, upon motion by Director Hoffman, second by Director Veeder, and unanimous vote, the</p>

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Board of Directors approved entering into a contract with Mr. Harris's recommended contractor in an amount not-to-exceed \$5,000.00 for a mud-jacking repair to the sidewalk at 2409 and 2363 Primo Road.

The Board discussed a variety of questions regarding the use, maintenance, and access to the Kamphausen Road easement. Director Nelson and Mr. Harris will continue looking into this matter.


Other Business -  
Century Update:

Ms. Ivey reviewed with the Board an update regarding the Century Subdivision, the following items were discussed in detail:

Director Veeder reported that Century reported 86 townhomes sold out of 135, 44 have been closed. Construction is on schedule to be complete in the 2<sup>nd</sup> quarter of 2023. The Apartments are on track to be completed in the fall of 2023. The first half of the round-a-bout is being paved this week and they are hoping to have it complete by the end of 2022 if the weather cooperates.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Nelson, second by Director Veeder, and unanimous vote at 2:24 p.m.

DocuSigned by:  
  
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Secretary