

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, March 6, 2023, at 1:00 p.m., at Douglas
County Libraries, Highlands Ranch Branch, 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:

Jayne Veeder, President
Christopher Nelson, Treasurer
David Hoffman, Secretary
Howard Tallman, Assistant Secretary (*via telephone*)

The following director was absent and excused:

Edward Yosses, Assistant Secretary

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: Kathy Neely, Mimi Carroll, Al Sullivan, W. Kay
Johnson, Karen Trout, Bruce Campbell, Charlie Bown, Janet
Gibley, Joan Goins, and Ken Stuckey.

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

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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:

After review and discussion and upon motion of Director Veeder and second of Director Nelson, the Board unanimously approved the agenda as presented.

Public Comment for Items Not
on Agenda:

None.

Approval of Minutes -
December 12, 2022 Regular
Meeting Minutes:

After review and discussion and upon motion of Director Nelson and second of Director Hoffman, the Board unanimously approved the minutes of the December 12, 2022 regular meeting, as revised to correct a typographical error.

Legal Matters -

Ms. Ivey reported that the Board of County Commissioners approved the Third Amendment to the Service Plan.

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2023 Regular Special District Election:	Ms. Ivey reported that there were not more candidates than seats available for the 2023 Regular Special District Election and the election would therefore be cancelled.
Financial Matters - Ratification of Claims:	Ms. Ross reviewed with the Board the interim claims of the District from the period December 6, 2022 through February 25, 2023, totaling \$37,344.32. After review and discussion, upon motion by Director Hoffman, second by Director Veeder and unanimous vote, the Board of Directors ratified the interim claims as presented.
Acceptance of Financial Statements:	Ms. Ross reviewed with the Board the December 31, 2022, financial statements. After review and discussion, upon motion by Director Hoffman, second by Director Veeder and unanimous vote, the Board of Directors accepted the December 31, 2022, financial statements, as presented.
Refinancing of District's Limited Tax General Obligation Refunding Bonds, Series 2018:	<p>The Board discussed the proposal related to refinancing of the District's Limited Tax General Obligation Refunding Bonds, Series 2018.</p> <p>Director Hoffman commented that he believed the best time to refinance the bonds would be after the District is fully built out. Director Tallman advised that the current interest rate environment is not favorable for a refinancing. Mr. Sullivan stated that the process to refinance is lengthy, expensive, and difficult and that there is currently a pre-payment penalty.</p> <p>Following discussion and review the Board of Directors decided not to take any action to refinance its Limited Tax General Obligation Refunding Bonds, Series 2018, at this time.</p>
Management Report -	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:
Tree Removal/Replacement:	Mr. Harris reported that the two remaining tree stumps at 2363 Primo are being cut down to the ground and those trees are not scheduled for replacement. The Board discussed having further discussion regarding availability of funds for tree replacement at its June 12, 2023, meeting.

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Snow Removal Contractor: Mr. Harris discussed the efforts to relocate snow to the best possible locations for storage and melting and pre-application of mag-chloride. Ms. Goins commented that snow should not be piled at the end-units of Units 11 and 12 because of the lack of sun. The Board discussed the performance of the Snow Removal Contractor. Following discussion and review, upon motion by Director Veeder, second by Director Hoffman and unanimous vote, the Board of Directors approved Director Nelson being the Board's delegee as point of contact for management and the contractor for snow removal and pre-treatment authorizations. Director Nelson stated that he would like to competitively bid the snow removal and landscape contracts. Ms. Ross reminded the Board of the budgetary limitations related to snow removal.

DACS Asphalt & Concrete, sidewalk replacement: Mr. Harris presented to and reviewed with the Board a revised proposal from DACS Asphalt & Concrete for sidewalk replacement (2363 Primo).

Following discussion and review, upon motion by Director Hoffman, second by Director Nelson and unanimous vote, the Board of Directors approved a contract with DACS Asphalt & Concrete for sidewalk replacement (2363 Primo) based on the revised proposal in the amount of \$5,142.24.

DACS Asphalt & Concrete, speed hump installation: Mr. Harris presented to and reviewed with the Board a proposal from DACS Asphalt & Concrete for speed hump installation.

The Board did not take action to authorize a contract with DACS Asphalt & Concrete for speed hump installation.

Following discussion and review, upon motion by Director Hoffman, second by Director Veeder and unanimous vote, the Board of Directors approved the installation of four stop signs along Primo Road (two at mailboxes and two at Lavanto Lane) and communication to the neighborhood regarding the same.

Following discussion and review, upon motion by Director Veeder, second by Director Hoffman and unanimous vote, the Board of Directors approved curb painting (red paint) and installation of a crosswalk (painting) near the mailboxes where

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the stop signs are being installed.

Signature Gardens, LLC: Mr. Harris presented to and reviewed with the Board a contract with Signature Gardens LLC.

Director Veeder asked Mr. Harris to verify how long it takes Signature Gardens LLC to make it around the entire community. Director Nelson inquired about the maintenance of ground cover.

Director Veeder stated that the Landscape Committee has not been duly constituted or meeting in some time and recommends disbanding the Landscape Committee and directing inquiries about landscape items to the Manager and Director Tallman.

Following discussion and review, upon motion by Director Hoffman, second by Director Veeder and unanimous vote, the Board of Directors approved disbanding the Landscape Committee and approved Director Tallman being the Board's delegee as point of contact for general landscaping matters and authorized Director Tallman to make recommendations and limited determinations related to the same.

Following discussion and review, upon motion by Director Veeder, second by Director Hoffman and unanimous vote, the Board of Directors approved the contract with Signature Gardens LLC, as revised to clarify items in the scope of work in a manner acceptable to Director Nelson.

Absolute Lawn Care, LLC: Mr. Harris presented to and reviewed with the Board a 4th Amendment to the Landscape Maintenance Services Agreement with Absolute Lawn Care, LLC.

Following discussion and review, upon motion by Director Hoffman, second by Director Nelson and unanimous vote, the Board of Directors approved the 4th Amendment to the Landscape Maintenance Services Agreement with Absolute Lawn Care, LLC, as presented.

Other Business -
Century Update:

Director Hoffman provided an update to the Board on Century, noting that a meeting is scheduled for Thursday, March 9, 2023 regarding the south side of the area near Units

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9 through 13 due to differing representations on the various plans that have been approved and changed over time. Director Veeder also noted the need to discuss screening for headlights for existing residents. Finally, Director Hoffman noted a need to discuss snow removal areas.

Resurfacing of Primo Road:

Director Hoffman discussed the need for Century Communities to resurface Primo Road near Units 14 through 16.

Century Communities Landscaping:

Following discussion and review, upon motion by Director Veeder, second by Director Nelson and unanimous vote, the Board of Directors approved Director Hoffman being the Board's delegee as point of contact for matters related to Century Communities (not limited to Century Communities) and authorized Director Hoffman to make recommendations and limited determinations related to the same.

Speeding/Safety Concerns on District Streets:

This item was discussed under Management Report.

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 2:43 p.m.


Secretary