

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, June 12, 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
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, Kay Johnson, Judy Marturano, Jim Rankin, Karen Trott, Bruce Campbell, Al Sullivan, Karen Aubridge, and Doug Robertson.

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 approximately 1:03 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.

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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:

After review and discussion, upon motion of Director Nelson, second of Director Yosses, and unanimous vote, the Board approved the agenda, as presented.

Public Comment for Items Not
on Agenda:

None.

Approval of Minutes -
March 6, 2023 Regular
Meeting:

After review and discussion, upon motion of Director Tallman, second of Director Veeder, and vote, the Board approved the minutes of its March 6, 2023 regular meeting as revised to correct "2360" to "2363" as it relates to the DACS concrete work with Director Yosses abstaining due to his absence at the regular meeting.

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Management Report -
Irrigation:

Mr. Harris discussed coordination with Century Communities related to irrigation connections along the south fence line. Mr. Harris reported that he does not foresee an impact on the District's budget related to these items. Upon inquiry from Ms. Neely, Mr. Harris reported that he would check the rain gauges on the District's irrigation system to see if they are functioning properly.

Speeding Issues:

It was discussed that the installation of stop signs has resulted in some improvement related to speeding on District streets. It was determined that any discussion of speed bumps was premature until development in the Century Communities area is fully built out.

Landscaping - Tree
Removal/Replacement:

Mr. Harris reviewed with the Board proposals for tree removal services from Absolute Lawn Care, LLC, for evergreens behind 2099 and 2065 and dead trees along Primo Road. After review and discussion, upon motion of Director Nelson, second of Director Tallman, and unanimous vote, the Board approved the proposal from Absolute Lawn Care, LLC for tree removal services in an amount not to exceed \$500.00

The Board requested that Mr. Harris survey the mulch issues through the community, compile a comprehensive list, and complete as mulch replacement work as possible. Ms. Ross reported that the District did not budget a line item for these items but does have \$5,000.00 in the Landscape Committee line item that is not currently committed. After review and discussion, upon motion of Director Nelson, second of Director Hoffman, and unanimous vote, the Board approved an amount not to exceed \$5,000.00 for mulch replacement and to work with Director Tallman to identify the priority areas for mulch replacement.

After review and discussion, upon motion of Director Hoffman, second of Director Veeder, and unanimous vote, the Board approved an amount not to exceed \$2,000.00 for tree shaping work.

Snow Removal Contract:

Ms. Ivey reviewed with the Board the process for requesting bids for snow removal services. Upon inquiry from Director Nelson, it was clarified that the snow removal from the

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Century Communities properties will not be a District responsibility this coming snow season since the property has not been accepted by the District. Following discussion, the Board requested Mr. Harris get rates to continue the contract with Absolute. The Board discussed bidding the contract in a future year when the District takes on responsibilities for the Century Community properties.

Contract(s) Related to
Remediation Work at 2099
Primo Rd.:

Mr. Harris reviewed with the Board the contract(s) related to remediation work at 2099 Primo Road and recommendations from DACS related to the installation of a channel drain. After review and discussion, upon motion of Director Hoffman, second of Director Veeder, and unanimous vote, the Board approved the contract(s) related to remediation work at 2099 Primo Road for concrete shaving work in an estimated amount of \$500.00 or less. The Board directed Mr. Harris to complete further investigations regarding the driveway slope issue and bring additional proposals to the Board at its September 11, 2023 meeting.

Legal Matters -
Process for Adopting
Parking Rules:

Ms. Ivey discussed with the Board the process for adopting parking rules and the prior work on draft rules in 2020. Ms. Ivey stated that among the considerations the Board will want to take into account how the rules would be enforced, by whom, and the costs associated therewith. The interplay between the HOA's rules and the District's potential rules was also discussed as it related to the areas owned by the HOA but operated and maintained by the District. The Board requested that Ms. Ivey provide a copy of the last draft of the rules for review by the Board. Mr. Harris will send Ms. Ivey a copy of the HOA parking rules for review. No action was taken by the Board at this time.

Financial Matters -
Claims:

Ms. Ross reviewed with the Board the current claims of the District from the period February 26, 2023, through June 1, 2023, totaling \$68,992.12. After review and discussion, upon motion by Director Tallman, second by Director Hoffman, and unanimous vote, the Board of Directors approved the current claims, as presented.

Financial Statements:

Ms. Ross reviewed with the Board the March 31, 2023

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financial statements. After review and discussion, upon motion by Director Nelson, second by Director Tallman, and unanimous vote, the Board of Directors accepted the March 31, 2023 financial statements, as presented.

2022 Audit:

Ms. Ross reviewed with the Board the 2022 audit. After review and discussion, upon motion by Director Veeder, second by Director Nelson, and unanimous vote, the Board of Directors approved the 2022 audit and authorized filing with the office of the state auditor subject to finalization, receipt of an unmodified opinion and legal counsel's final review.

Other Business -
Century Communities
Update:

Director Hoffman provided an update to the Board on Century Communities, noting that a meeting occurred on March 9, 2023 with representatives of the District and Century Communities. At this meeting, the attendees compared the landscaping inconsistencies between the various plans that have been submitted by Century Communities and how this will match up with the District's existing landscaping. This process is continuing as the plans are being updated and resubmitted to the District. Director Hoffman also advised that Century Communities will mill and overlay Pisa Lane and portions of Primo Road after their construction activity is completed.

Executive Session:

None.

Adjournment:

There being no further business to come before the Board, upon motion by Director Tallman, second by Director Hoffman, and unanimous vote, the meeting was adjourned at 3:00 p.m.


Secretary

