

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: September 11, 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
David Hoffman, Secretary
Howard Tallman, Assistant Secretary
Edward Yosses, Assistant Secretary

The following director was absent and excused:

Christopher Nelson, Treasurer

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, Nicola Kearns Beattie, William Taylor, Al Sullivan, Bev and Merle Littlefield, Gary Wolff, Doug Robertson, Kay Johnson, Janet Gibley, Pat Havener, Karen Asbridge, Vern Voss, Chris Voss, Bruce Campbell, Jim Rankin, Dick Kraft, Patty DiTolla, 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 approximately 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

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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 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 Hoffman reported that he had disclosed the following conflicts of interest: 1) he is an owner of property in the District boundaries, 2) he has no financial interest in connection with official action of the District, and 3) he has personal interest in a proposed railing that would extend between his villa and his neighbor's, agenda item 6.e.

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

Public Comment for Items Not
on Agenda:

Ms. DiTolla addressed the Board regarding concerns related to a supplemental parking area behind her garage that has previously been lined and stripped in the past.

Ms. Havener addressed the Board regarding concerns about curb cuts not existing near Buildings 13, 14, and 10 which cause ADA concerns.

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Mr. Kraft echoed Ms. Havener's concerns.

Mr. Wolff complimented the new landscaping going on and had questions about District responsibilities versus HOA/Builder responsibilities.

Approval of Minutes -
June 12, 2023 Regular
Meeting:

After review and discussion, upon motion of Director Hoffman, second of Director Yosses, and unanimous vote, the Board approved the minutes of its June 12, 2023 regular meeting.

Management Report -

Mr. Harris reviewed with the Board his Management Report which was included in the meeting packet. The following items were discussed in detail:

Landscape Bids:

Mr. Harris and Director Tallman reviewed with the Board bids for landscape services including, but not limited to rock and mulch replacement. Director Tallman discussed the longevity of rocks over mulch and attempts to make landscaping consistent throughout the community. A member of the public asked about the cost differential between rocks and mulch and the heat transfer from rocks to plant materials. A member of the public voiced the strong preference of the former landscape committee members for mulch to be used. Members of the public and the Board discussed the maturing of the landscaping and implications thereof as the Board continues to maintain these items. Mulch replacement work will be further discussed at the October 30, 2023 meeting.

After review and discussion, upon motion of Director Veeder, second of Director Hoffman, and unanimous vote, the Board awarded the contract for landscape services to G.R. Tree Service, Inc. for the not-to-exceed amount of \$5,400.00, which replaces the prior approval granted by the Board in the amount not-to-exceed \$2,000.00 and revoked its prior approval of an amount not to exceed \$5,000.00 for mulch replacement work in 2023.

Snow Removal Proposal:

Mr. Harris reviewed with the Board the proposals for snow removal services from various contractors. After review and discussion, upon motion of Director Tallman, second of

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Director Veeder, and unanimous vote, the Board approved an amendment to extend the contract for snow removal services with Absolute Lawn Care, LLC based on its proposed 2024 rates maintaining the 2-inch trigger threshold.

Crack Seal Schedule
Update:

Mr. Harris provided an update to the Board on the crack seal schedule. After review and discussion, upon motion of Director Hoffman, second of Director Yosses, and unanimous vote, the Board approved the work order contract with DACS Corp. d/b/a Denver Concrete and Asphalt Services for the not-to-exceed amount of \$4,619.00.

2099 Primo Driveway Slab
Replacement:

Mr. Harris reviewed with the Board the 2099 Primo driveway slab replacement. Members of the public and the Board discussed whether this replacement would correct the issue or not. After review and discussion, the Board directed Mr. Harris to work with DACS Corp. d/b/a Denver Concrete and Asphalt Services to provide bids for alternate corrective work.

Railing between 2363 and
2409 Primo Road (Hoffman
and Shafron Villas):

Mr. Harris reviewed with the Board the request for a railing between 2363 and 2409 Primo Road (Hoffman and Shafron Villas), noting that this would cut down on unintended pedestrian traffic in this area, would not be a District expenditure, and would not be undertaken by the District. After review and discussion, upon motion of Director Veeder, second of Director Tallman, and majority vote, the Board approved the request for permission for the homeowners to install a railing between 2363 and 2409 Primo Road (Hoffman and Shafron Villas) with Director Hoffman recusing himself from discussion and abstaining from the vote.

Guidelines for Project Work
(Bid/No Bid):

Mr. Harris and Ms. Ivey reviewed with the Board guidelines for project work (bid/no bid), noting that the legal requirement for bidding is \$120,000 for public works contract and the threshold for this Board's projects may be dependent on project and preferred vendors. After review and discussion, the Board deferred this item for further consideration.

Legal Matters -
Resolution Adopting
Parking Rules:

Ms. Ivey reviewed with the Board the Resolution Adopting Parking Rules and follow-up considerations, including, but not limited to the following:

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1. Collaborate with the Verona Highlines HOA on the current parking areas that are really subject to the District and HOA rules to determine the best and most efficient enforcement mechanism and the desired rules (which would preferably match).
2. Ensure that any CCRs/rules from Century or any other builder that is going to turn over parking areas to the District do not contain rules that would conflict with district parking enforcement.
3. Decide on how the rules will be enforced, *i.e.*, will a towing company be engaged? Will the District manager be inspecting areas? Will another contractor be engaged?

Discussion among the Board and members of the public ensued regarding the same. After review and discussion, upon motion of Director Veeder, second of Director Yosses, and unanimous vote, the Board approved Directors Yosses and Veeder to review these matters and bring recommendations back to the Board for review and consideration.

Director Veeder described a request that was received from a resident regarding removal of a parking space behind the homeowner's garage and citing to a previous space that was removed for the benefit of another resident (Ms. DiTolla). Mr. Harris addressed this request by providing notice of not parking oversized vehicles in this location and the resident is satisfied with the result. This brought to light a consideration of reinstating the spot behind Ms. DiTolla's lot and Ms. DiTolla has requested that no action be taken to reinstate this parking spot. Ms. DiTolla additionally requested that signage be added to prevent oversized vehicle parking in this area. Directors Yosses and Veeder will coordinate with the Verona HOA on this request.

Second Amendment to
Management Services
Agreement:

Ms. Ivey reviewed with the Board the Second Amendment to the Management Services Agreement with Advance HOA Management, Inc. After review and discussion, upon motion of Director Veeder, second of Director Yosses, and unanimous vote, the Board approved the Second Amendment to the Management Services Agreement with Advance HOA Management, Inc.

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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 motion of Director Hoffman, second of Director Veeder, and unanimous vote, the Board unanimously approved the Resolution Determining Not to Provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board of Directors.
- Legislative and Judicial Updates:
- 2023 Legislative Memorandum: Ms. Ivey presented to and reviewed with the Board the 2023 Legislative Memorandum, noting that her office will be contacting Board members to schedule the annual meeting required by Senate Bill 23-110.
- Colorado Open Meetings Law: Ms. Ivey reviewed with the Board recent caselaw related to the Colorado Open Meetings Law.
- Financial Matters -
- Claims: Ms. Ross reviewed with the Board the current claims of the District from the period June 2, 2023, through September 5, 2023, totaling \$53,011.89. After review and discussion, upon motion by Director Hoffman, second by Director Veeder, and unanimous vote, the Board of Directors approved the current claims, as presented.
- Financial Statements: Ms. Ross reviewed with the Board the June 30, 2023 financial statements. After review and discussion, upon motion by Director Veeder, second by Director Yosses, and unanimous vote, the Board of Directors accepted the June 30, 2023 financial statements, as presented.
- Refinancing of District's Limited Tax General Obligation Refunding Bonds, Series 2018: Ms. Ivey noted that a proposal for refinancing of the District's Limited Tax General Obligation Refunding Bonds, Series 2018 was included in the meeting packet. No action was taken at this this.
- Other Business -
- County Line Road Right-of-Way: Director Veeder has undertaken work to find the owner of the Right-of-Way along County Line Road for ongoing maintenance. It appears at this time that it may be owned by

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- CDOT. No action was taken at this time.
- Traffic Light at Primo and County Line Road: Director Veeder reviewed with the Board the memorandum in the packet regarding the traffic light at Primo and County Line Road. Century Communities has money escrowed with the County for this upgrade when warranted. No action was taken at this time.
- Landscape Improvements along County Line Road: Director Veeder reviewed with the Board the letter included in the meeting packet regarding a commitment from the Highlands Ranch Metropolitan District regarding a commitment for landscape improvements along County Line Road. Board members are following up on this item and will request a meeting with Highlands Ranch Metropolitan District. No action was taken at this time.
- Century Communities Update: Director Hoffman reviewed with the Board updates related to the development of the Century Communities property and use of the 2018 drawings instead of the 2023 drawings. Director Hoffman has requested a follow-up plan for the shrubs that have been left out as a result of this. Director Hoffman reported that the dog run near the apartments will be open to the public. Director Hoffman reviewed the additional follow-up items that are in process and under review. No action was taken at this time.
- Speeding/safety concerns on District streets: No discussion or action was taken at this time.
- Executive Session: None.
- Adjournment: There being no further business to come before the Board, upon motion by Director Veeder, second by Director Tallman, and unanimous vote, the meeting was adjourned at 3:20 p.m.


Assistant Secretary