

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: October 30, 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
Howard Tallman, Assistant Secretary
Edward Yosses, Assistant Secretary

The following director was absent and excused:

David Hoffman, 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: Mimi Carroll, Kathy Neely, Kay Johnson, Buzz Campbell, Jim Rankin, Janet Gibley, Al Sullivan, Karen Asbridge, Tammy Zadosky.

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 1:02 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

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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 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 Tallman, and unanimous vote, the Board approved the agenda, as presented.

Public Comment for Items Not
on Agenda:

None.

Approval of Minutes -
September 11, 2023 Regular
Meeting:

After review and discussion, upon motion of Director Veeder, second of Director Tallman, and unanimous vote, the Board approved the minutes of its September 11, 2023 regular meeting.

Management Matters -
Mulch Replacement Work:

Director Tallman reported on the status of landscape items

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generally and delays in completing work that occurred as a result of the rainy conditions and tornado earlier in the summer. Director Tallman reviewed with the Board the mulch replacement work proposals inclusive of holding off for mulch replacement work until the Spring when the sprinkler lines have all been checked. A member of the public stated the preference to use mulch over rock materials. Ms. Ross reported that funds are available in the budget for these expenditures but reminded the Board that fund balances are being depleted. After review and discussion, upon motion of Director Tallman, second of Director Veeder, and unanimous vote, the Board approved contracting for rock mulch replacement work as detailed in the meeting materials in an amount not to exceed \$11,100.

Delegations Regarding
District Contracts:

Ms. Ivey reviewed with the Board possibilities for delegations regarding District contracts. After review and discussion, upon motion of Director Tallman, second of Director Yosses, and unanimous vote, the Board approved delegating authority to Mr. Harris to enter into contracts on behalf of the Board which are for budgeted expenses that do not exceed \$2,500 per contract subject to approval of each contract by the Board President.

Parking Lot Striping
Contract:

Ms. Ivey reviewed with the Board the parking lot striping contract from Platinum Coatings. After review and discussion, upon motion of Director Tallman, second of Director Yosses, and unanimous vote, the Board ratified the striping contract with Platinum Coatings.

Snow Removal Process:

Director Nelson provided an update on the snow removal processes and locations for snow storage. No action was taken at this time.

Legal Matters:

None.

Financial Matters -
Claims:

Ms. Ross reviewed with the Board the current claims of the District from the period September 6, 2023, through October 12, 2023, totaling \$18,914.55. After review and discussion, upon motion by Director Veeder, second by Director Yosses, and unanimous vote, the Board of Directors approved the current claims, as presented.

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- Financial Statements:** Ms. Ross reviewed with the Board the September 30, 2023 financial statements. After review and discussion, upon motion by Director Nelson, second by Director Tallman, and unanimous vote, the Board of Directors accepted the September 30, 2023 financial statements, as presented.
- Capital Reserve Study:** Ms. Ross reviewed with the Board the process involved in initiating a Capital Reserve Study. After review and discussion the Board of Directors determined to defer consideration of this item until the 2025 budget preparation cycle given the District's current financial status.
- 2024 Draft Budget:** Ms. Ross reviewed with the Board the draft 2024 budget. Discussion among the Board ensued regarding the same and some specific revisions thereto for incorporation into a subsequent draft budget. No action was taken at this time.
- Engagement Letter for 2023 Audit:** Ms. Ross reviewed with the Board the 2023 Audit Engagement Letter from Dazzio & Associates, P. C. After review and discussion, upon motion by Director Veeder, second by Director Nelson, and unanimous vote, the Board of Directors approved the 2023 Audit Engagement Letter from Dazzio & Associates, P.C.
- Master Services Agreement and Statement(s) of Work with CliftonLarsonAllen LLP:** Ms. Ross reviewed with the Board the Master Services Agreement and Statement(s) of Work with CliftonLarsonAllen LLP. After review and discussion, upon motion by Director Tallman, second by Director Veeder, and unanimous vote, the Board of Directors approved the Master Services Agreement and Statement(s) of Work with CliftonLarsonAllen LLP.
- Other Business -
Century Communities
Updates:** Director Veeder provided an update to the Board regarding Century Communities including follow-up on changes to landscape plans and the continued follow-up on the changes to the various agreements.
- Executive Session:** None.
- Adjournment:** There being no further business to come before the Board, upon motion by Director Veeder, second by Director Nelson,

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and unanimous vote, the meeting was adjourned at 2:33 p.m.


Secretary