

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: December 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
Christopher Nelson, Treasurer
David Hoffman, Secretary
Edward Yosses, Assistant Secretary

The following director was absent and excused:

Howard Tallman, 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, Al Sullivan, Kay Johnson, Pat Havener, Doug Robertson, Gary Wulf, Brandon Kalarovich, Jayne Veeder, Bruce Campbell, Judy Martuano, Bev Littlefield, Merle Littlefield, Jim Bisetti, Mimi Carroll, and Karen Aubridge.

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 1:05 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 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, 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 -

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October 30, 2023 Regular Meeting: After review and discussion, upon motion of Director Nelson, second of Director Veeder, and majority vote with Director Hoffman abstaining due to his absence, the Board approved the minutes of its October 30, 2023 regular meeting.

Management Matters: Mr. Harris reviewed with the Board the Manager's Report, noting the proposed meeting schedule for 2024, community outreach efforts, and snow removal coordination and procedures. No action was taken at this time.

Legal Matters -

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 Veeder, second by Director Nelson, and unanimous vote, the Board of Directors approved the resolution including the election of the following officers to the Board of Directors and regular meeting date/location:

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

Monday, March 4, 2024; Monday, June 24, 2024; Monday, September 9, 2024; Monday, October 28, 2024; and Monday, December 9, 2024, at 1:00 P.M., at Douglas County Libraries – Highlands Ranch Branch, 9292 Ridgeline Boulevard, Highlands Ranch, Colorado 80129.

Member Representative Designation Form: Ms. Ivey presented to and reviewed with the Board the Member Representative Designation Form. After review and discussion, upon motion by Director Nelson, second by Director Hoffman, and unanimous vote, the Board of Directors approved the Member Representative Designation Form.

Century Community Items -
Termination of Facilities
Acquisition Agreement
(Condominium
Community):

Ms. Ivey presented to and reviewed with the Board the Termination of the Facilities Acquisition Agreement (Condominium Community). No action was taken at this time.

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Facilities Acquisition Agreement (Apartments): Ms. Ivey presented to and reviewed with the Board the Facilities Acquisition Agreement (Apartments). No action was taken at this time.

Partial Assignment of and First Amendment to Parking Lot Construction and Facilities Acquisition Agreement: Ms. Ivey presented to and reviewed with the Board the Partial Assignment of and First Amendment to Parking Lot Construction and Facilities Acquisition Agreement. No action was taken at this time.

First Amendment to Temporary Access and Parking Easement Agreement (Parking Lot): Ms. Ivey presented to and reviewed with the Board the First Amendment to Temporary Access and Parking Easement Agreement (Parking Lot). No action was taken at this time.

First Amendment to Access and Parking Easement Agreement (Parking Lot): Ms. Ivey presented to and reviewed with the Board the First Amendment to Access and Parking Easement Agreement (Parking Lot). No action was taken at this time.

First Amendment to Facilities and Land Acquisition Agreement: Ms. Ivey presented to and reviewed with the Board the First Amendment to Facilities and Land Acquisition Agreement. No action was taken at this time.

License Agreement: Ms. Ivey presented to and reviewed with the Board the License Agreement for Lease Marketing Signs. After review and discussion, upon motion by Director Nelson, second by Director Yosses, and unanimous vote, the Board of Directors approved the License Agreement for Lease Marketing Signs.

Other: After review and discussion, upon motion by Director Nelson, second by Director Yosses, and unanimous vote, the Board of Directors approved Ms. Ivey continuing to work with Directors Hoffman and Veeder to negotiate the terms of the various agreements and revisions to agreements with Century Communities.

Other: None.

Financial Matters -

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Public Hearing on Proposed 2024 Budget:

Upon motion by Director Yosses, second by Director Veeder, and unanimous vote, the Board of Directors opened a public hearing on the proposed 2024 budget consistent with published notice. A member of the public inquired about the timing of bond payments. There appearing no additional members of the public wishing to speak on the budget, upon motion by Director Yosses, second by Director Nelson, and unanimous vote, the Board of Directors closed the public hearing.

Resolution Approving Proposed 2024 Budget, Certification of Mill Levy, and Appropriate Sums of Money:

Ms. Ross reviewed with the Board the proposed 2024 budget and Ms. Ivey presented to the Board of Directors a resolution for approval and adoption of the 2024 budget, appropriating funds therefor, and certification of a mill levy thereunder. After review and discussion, upon motion by Director Yosses, second by Director Nelson, and unanimous vote, the Board of Directors approved the resolution adopting the 2024 budget, appropriating the funds to the approved budget, and certifying the mill levies as provided in the budget option 2 presented to the Board, subject to receipt of and adjustments based on the final assessed valuation and recommendations of bond counsel related to the debt service mill levy requirements, with the general fund mill levy not exceeding 21.585 mills in the event that the debt service mill levy is adjusted above 37.233 mills. Ms. Ross will confer with Directors Veeder and Nelson prior to certification of the mill levies.

Claims:

Ms. Ross reviewed with the Board the current claims of the District from the period October 13, 2023, through November 30, 2023, totaling \$54,655.21. After review and discussion, upon motion by Director Veeder, second by Director Hoffman, and unanimous vote, the Board of Directors approved the current claims, as presented.

Cash Position:

Ms. Ross reviewed with the Board the September 30, 2023 Schedule of Cash Position updated as of November 30, 2023. After review and discussion, upon motion by Director Nelson, second by Director Veeder, and unanimous vote, the Board of Directors accepted the Schedule of Cash Position, as presented.

Other:

None.

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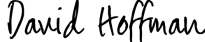
Other Business -

Parking Rules and
Regulations:

Directors Veeder and Yosses provided an update to the Board regarding the parking rules and regulations, noting they had met with the Verona Highline HOA to review governing documents and rules moving forward. Directors Veeder and Yosses will plan to meet with Century Communities in January to discuss this further. The goal is to keep the rules simple and consistent across the community. No action was taken at this time.

Adjournment:

There being no further business to come before the Board, upon motion by Director Veeder, second by Director Nelson, and unanimous vote, the meeting was adjourned at approximately 2:28 p.m.

DocuSigned by:

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Secretary