

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, June 12, 2017 at 1:00 p.m. at Douglas County Libraries, Highlands Ranch Branch, Shea Conference Room A, 9292 Ridgeline Boulevard, 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:

Jo Ann Feder
David Hoffman
Al Sullivan
Alec Garbini
Keith Warner

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Kevin Collins, CliftonLarsonAllen, LLP; Ron Harris, Advance HOA Management, Inc.; Greg Fulton and Katie Walker, Verona Building Co., LLC; Jason Pock, affiliated with the Richmond Homes project and the following District residents: Nancy Ditman, Dorothy Sullivan, Kevin Barré, W. Kay Johnson, Karen Trott, Ronald Privratsky, Kathy Neely, Sue Camara, Corrine Hendricks, Thomas Hendricks, Ken Stuckey, Doug Parker, Tom Cadwell, Sally Culbertson, Tom Stone, Rose Ann Hazzard, Larry Hazzard, and Sheryl Stone.

Call to Order/ Declaration of Quorum:

Director Feder, 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,

RECORD OF PROCEEDINGS

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 Feder reported that she had disclosed the following 1) she is an owner of property in the district boundaries and 2) she has no financial interest in connection with official action of the district.

Director Sullivan reported that he had disclosed the following 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 Hoffman reported that he had disclosed the following 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 Garbini reported that he had disclosed the following conflicts of interest: 1) contract to purchase property within the District and 2) employed by CMZ, Inc. which provides consulting services as a paid consultant.

Director Warner 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 Feder and second of Director Sullivan, the Board unanimously approved the agenda with the addition of Item 9(b) regarding signage and striping on Primo Road.

Public Comment for Items Not
on Agenda:

Mr. Fulton made public comments regarding the status of the sale of the remaining developable property in the District; he explained that the contemplated sale to Rosemark had fallen through but he is currently negotiating with two potential

RECORD OF PROCEEDINGS

- purchasers.
- Approval of Minutes: After review and discussion and upon motion of Director Feder and second of Director Sullivan, the Board unanimously approved the minutes of the March 13, 2017 regular meeting and the March 27, 2017 special meeting of the Board.
- Management Report: Mr. Harris reviewed with the Board his District Management Report.
- Legal Matters: None.
- Financial Matters:
- Payment/Ratification of Claims: Mr. Collins reviewed the claims as part of the Financial Statements.
- Consider Approval of Financial Statements: Mr. Collins reviewed the financial statements dated April 30, 2017 with the Board. After review and discussion and upon motion of Director Feder and second of Director Sullivan, the Board unanimously accepted the April 30, 2017 financial statements and ratified/approved the claims presented therein.
- Requests for Developer Advances: Mr. Collins reported that he has no information beyond what was reported in Mr. Harris' management report.
- Preliminary Discussion of Funding for 2018 Budget: Mr. Collins discussed with the Board a preliminary report he distributed to the Board regarding Options for Funding District Operations and Maintenance Costs. After review and discussion and upon motion of Director Feder and second of Director Sullivan, the Board unanimously created a subcommittee of the Board and other interested parties to be comprised of Messrs. Sullivan, Hoffman, Collins, Hendricks and Fulton to discuss and further investigate the options and make a recommendation to the Board.
- Other Business:
- Capital Expenditures: Director Garbini reported that he has continued to work on the options for the entry monument and lighting but has not reached a consensus among the interested parties as to the best option. The Board then discussed the need for repairs/improvements to the deteriorating walkway within the District. After review and discussion and upon motion of Director Garbini and second of Director Feder, the Board

RECORD OF PROCEEDINGS

unanimously approved contracting for the needed repairs/improvements with a 2-inch chip seal at a cost not-to-exceed \$50,000 and authorized Mr. Harris to contract for the work subject to the review and satisfaction of Ms. Ivey.

Striping and Signage:

Mr. Hoffman discussed with Mr. Polk concerns regarding striping and signage on Primo Road and future concerns for construction traffic mitigation. Mr. Polk advised that Richmond Homes does not currently have any plans for these items but will take into account resident concerns while meeting the requirements of the County.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned upon motion by Director Feder, second by Director Sullivan and unanimous vote at 2:12 p.m.


Secretary