

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Thursday, September 21, 2017 at 1:00 p.m. at Douglas County Libraries, Highlands Ranch Branch, Shea Conference Room B, 9292 Ridgeline Boulevard, Highlands Ranch, Colorado.

**Attendance:**

A special 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  
Keith Warner

The following director was absent (*absence excused*):

Alec Garbini

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; and the following District residents: Jane Darling, Joan Goins, Chris Nelson, Kathy Neely, Sharon Sandwisch, Charlotte Geoly, Ronald Privratsky, Pat Havener, Nona Flynn, Bill Flynn, Chris Beery,, Margie Beery, Bobby Kleewein, Carol Windholz, Sue Warner, Tom Cadwell, Nancy Ditman, Judy Kraft, Dick Kraft, Linda Lello, Anne Tatlow, Douglas M. Parker, Dorothy Sullivan, Marie Barré, Kevine Barré, Vern Voss, Dave Otto and Chris Voss.

**Call to Order/ Declaration of Quorum:**

Director Feder, noting the presence of a quorum, called to order the special 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

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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.

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 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 Warner and second of Director Feder, the Board unanimously approved the agenda as presented.

Public Comment for Items Not  
on Agenda:

None.

Approval of Minutes:

After review and discussion and upon motion of Director Hoffman and second of Director Warner, the Board unanimously approved the minutes of the June 12, 2017 regular meeting.

Management Report:

Mr. Harris reviewed with the Board his District Management Report. After review and discussion and upon motion of Director Sullivan and second of Director Feder, the Board unanimously approved appointing the following residents to

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the landscape committee: Nancy Ditman and Kevin Barré.

Report of the Subcommittee on District Finances:

Director Sullivan reviewed with the Board and members of the public the report of Subcommittee on District Finances related to funding district costs in 2018 and beyond. Several comments and questions were received from members of the public and responses were provided, as applicable.

Ms. Ivey discussed briefly the portion the report related to the request made to Douglas County to consider an administrative approval of a service plan amendment to remove the overall mil levy cap of 50 mills. After further review and discussion and upon motion of Director Feder and second of Director Warner, the Board unanimously approved Ms. Ivey and the Subcommittee on District Finances to pursue such an amendment with the County and approved this as a special legal project to be billed to the District at the lesser of the actual cost of legal fees or \$5,000.00.

After further review and discussion and upon motion of Director Feder and second of Director Warner, the Board unanimously created a permanent subcommittee of the Board – the Subcommittee on District Finances – to be comprised of Directors Sullivan and Hoffman to discuss and further investigate the options and make recommendations to the Board regarding District Finances on a periodic basis and directed that they consult with the District’s legal counsel, accountants, residents and others as needed.

Legal Matters:

The Board determined that an executive session was not needed.

Ms. Ivey reviewed with the Board the legal requirements for special districts to have workers’ compensation insurance coverage and the ability of special districts with no employees and uncompensated Board members to waive this coverage annually. After review and discussion and upon motion of Director Feder and second of Director Sullivan, the Board unanimously approved waiving workers’ compensation insurance coverage for 2018 and directed Ms. Ivey to file the necessary paperwork with the State to effectuate this waiver.

Financial Matters:

Payment/Ratification of Claims:

Mr. Collins reviewed the claims as part of the Financial Statements.

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Consider Approval of  
Financial Statements:

Mr. Collins reviewed the financial statements dated August 31, 2017 with the Board. After review and discussion and upon motion of Director Feder and second of Director Warner, the Board unanimously accepted the August 31, 2017 financial statements and ratified/approved the claims presented therein.

Requests for Developer  
Advances:

Mr. Collins reported that several months of requests for developer advances are yet to be funded. Mr. Fulton reported that he intends to continue making developer advances with the expectation of repayment.

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 directed that Subcommittee on District Finances work with Mr. Collins to produce a draft budget for presentation to the Board by October 15, 2017.

Other Business:  
Capital Expenditures:

Tabled.

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 2:24 p.m.

  
Secretary