

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

HUNTING HILL METROPOLITAN DISTRICT

Held: Monday, December 11, 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
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.; Katie Walker, Verona Building Co., LLC and the following District residents: Nancy Ditman, Bobby Kleewei, Karen Trott, Ronald Privratsky, Pat Havener, Kathy Neely, Chris Nelson, Dick Kraft, Judy Kraft, Sally Culbertson, Dorothy Sullivan, Marie Barré, Kevin Barré, Sue Warner, W. Kay Johnson, Anne Tatlow, Tom Cadwell, Sheryl Stone, Tom Stone and Ken Stuckey.

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.

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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 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 Sullivan and second of Director Feder, the Board unanimously approved the agenda with the addition of Item 9(d) to discuss future development in the District.

Public Comment for Items Not
on Agenda:

None.

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Approval of Minutes: After review and discussion and upon motion of Director Feder and second of Director Warner, the Board unanimously approved the minutes of the September 21, 2017 special meeting of the Board.

Management Report: Mr. Harris reviewed with the Board his District Management Report including the rate increase proposed by Brightview for snow removal services and the rates from competing companies. After review and discussion, the Board directed Mr. Harris and Ms. Ivey to work with Brightview regarding the contract terms which do not provide for automatic rate increases.

Mr. Harris and District residents also discussed the community's efforts to remediate landscape issues and plans to do continued work with landscaping and irrigation maintenance in 2018.

Legal Matters:

2018 Annual Administrative Resolution: After review by Ms. Ivey and discussion, and upon motion of Director Hoffman and second of Director Sullivan and unanimous vote, the Board adopted the 2018 annual resolution, part of which was the re-election of officers to their present offices:

President/Chairman: Jo Ann Feder
Treasurer: Al Sullivan
Secretary: David Hoffman
Assistant Secretary: Alec Garbini
Assistant Secretary: Keith Warner

setting the regular meetings schedule and location, and setting the posting place for meeting notices.

2018 Election Resolution: After review by Ms. Ivey and discussion, and upon motion of Director Warner and second of Director Sullivan and unanimous vote, the Board adopted the 2018 regular special district election resolution calling the election, designating the designated election official and authorizing cancellation of the election if it is uncontested, among other things.

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Updated Advance & Reimbursement Agreement: After review by Ms. Ivey and discussion, and upon motion of Director Sullivan and second of Director Hoffman and unanimous vote, the Board approved a Second Amendment to the Advance and Reimbursement and Facilities Acquisition which updates the schedule of current outstanding developer advance and interest to November 30, 2017.

Service Plan Amendment: Ms. Ivey and Director Sullivan reported to the Board regarding Douglas County's denial of the District's request to grant an administrative amendment to the District's Service Plan to remove the overall mill levy cap of 50 mills. It was further reported that the County was receptive to the amendment and appreciates the work of the District's financial subcommittee and would work with the District to curtail the extent of the review necessary if the District processes a material modification that is limited to financial items. After discussion the Board directed that this matter be considered again at its March 12, 2018 regular meeting.

Financial Matters:

Payment/Ratification of Claims:

Mr. Collins reviewed with the Board the current claims represented by checks 1058 – 1065 totaling \$10,312.58 and the claims from October and November represented by checks 1047 – 1057 totaling \$31,310.86. After review and discussion and upon motion of Director Feder and second of Director Warner, the Board unanimously ratified/approved the claims as presented.

Consider Approval of Financial Statements:

Mr. Collins reviewed with the Board the October 31, 2017 financial statements. After review and discussion and upon motion of Director Sullivan and second of Director Feder, the Board unanimously accepted the financial statements as presented.

2017 Budget Amendment Approval – Public Hearing Consider Approval of Proposed 2017 Budget Amendment and Appropriate Sums of Money:

Upon motion of Director Sullivan and second of Director Feder, the Board unanimously approved opening a public hearing on the proposed 2017 budget amendment consistent with published public notice. Mr. Collins reviewed with the Board a proposed 2017 budget amendment. No members of the public in attendance wished to comment on the proposed 2017 budget amendment. Upon motion of Director Feder and second of Director Sullivan, the Board unanimously

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approved closing public hearing on the proposed 2017 budget amendment. After discussion, and upon the motion of Director Hoffman and second of Director Feder, the Board unanimously approved a resolution approving the 2017 proposed budget amendment and approving appropriation of funds to the approved budget amendment.

2018 Budget Approval –
Public Hearing Consider
Approval of Proposed 2018
Budget, Appropriate Sums of
Money and Certify Mill
Levies:

Upon motion of Director Sullivan and second of Director Warner, the Board unanimously approved opening a public hearing on the proposed 2018 budget consistent with published public notice. Mr. Collins reviewed with the Board a proposed 2018 budget. Public comment on the proposed 2018 budget was received. Upon motion of Director Feder and second of Director Warner, the Board unanimously approved closing public hearing on the proposed 2018 budget. The Board discussed the proposed 2018 budget. Upon the motion of Director Sullivan and second of Director Feder, the Board unanimously approved a resolution approving the 2018 proposed budget, approving appropriation of funds to the approved budget and certifying the mill levy.

Requests for Developer
Advances:

Mr. Collins reviewed with the Board a schedule of developer advances and interest accruing thereon and reported that the last developer advance was received on April 21, 2017 and that to date \$55,223 requested developer advances have not been funded.

Tree Contributions:

Mr. Collins and Director Sullivan discussed with the Board the possibility that contributions to the District for landscaping could be tax deductible going forward if made by check to the District and meeting the requirements related thereto.

Ms. Walker joined the meeting during the following item.

Other Business:

2016 Capital Expenditures:

The Board briefly discussed the capital expenditures that were budgeted for 2016 but not completed. The Board included these capital items in the budget for 2018 and will discuss this matter further in 2018.

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Consider Engagement of
Legal Counsel:

Ms. Ivey presented her proposed engagement arrangement for 2018 with the Board and discussed the cost of legal services provided to the District. After review and discussion and upon motion of Director Feder and second of Director Sullivan, the Board unanimously approved engagement of Icenogle Seaver Pogue, P.C. to provide legal services in 2018 as proposed.

Consider Engagement of
Auditor:

Mr. Collins reviewed the engagement letter from Mr. Dazzio to complete the 2017 audit. After review and discussion and upon motion of Director Sullivan and second of Director Hoffman, the Board unanimously approved engagement of Dazzio & Associates to prepare the 2017 audit.

Future Development
(Pisa/Primo):

Director Hoffman discussed potential future development in the District and planning considerations for the District and the potential developer. Ms. Walker provided an update to the Board regarding negotiations with potential developers. After discussion and review, the Board directed that Director Hoffman prepare a letter outlining the District's concerns for review.

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 2:31 p.m.


Secretary