

# RECORD OF PROCEEDINGS

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

OF THE

HILLS AT CHERRY CREEK METROPOLITAN DISTRICT

Held: Thursday, February 22, 2024 at 4:00 p.m. at 7400 East  
Orchard Road, Suite 3300 Greenwood Village, CO

### Attendance

The special meeting of the Board of Directors of the Hills at Cherry Creek Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Naomi Cohen  
Kerry Blacker  
Andrea Loschen  
Keith Ladson  
Jay Christopher

Also present were Elizabeth A. Dauer, Esq., Seter, Vander Wall & Mielke, P.C.; and Ryan Troung, BLB Landscape, LLC\* and Antonio Villegas, Major Landscape Services, LLC. \*

\*Departed where indicated.

### Call to Order

Director Cohen noted that a quorum of the Board was present and that the Directors had confirmed their qualifications to serve, and therefore called the special meeting of the Board of Directors of the Hills at Cherry Creek Metropolitan District to order at 4:04 p.m.

### Disclosure Matters

Ms. Dauer advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member affirmed their conflicts of interest which had been disclosed and filed with the Secretary of State, and stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

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## Approval of Minutes

Upon motion made, seconded and unanimously carried, the minutes of the February 1, 2024 regular meeting were approved as presented.

## Landscape Issues

- 2024 Landscape Maintenance Contractor Presentations

The Board discussed proposals for 2024 landscape services submitted by BLB Landscape, LMI Colorado, and Major Landscape, LLC.

The Board interviewed Ryan Troung, a representative from BLB Landscape.

\*Upon completion of the interview, Mr. Troung left the meeting.

The Board interviewed Antonio Villegas, a representative from Major Landscape Services.

\*Upon completion of the interview the Major Landscape Services, LLC representatives left the meeting.

The Board discussed the proposals and interviews of the landscape companies. Upon motion made, seconded and unanimously carried, the Board approved the proposal from Major Landscape Services, LLC in the amount of \$26,480.00 and authorized counsel to draft a landscape services contract including a term authorizing the Board President to authorize additional landscape services less than \$750, subject to ratification by the full Board.

## Other Business

Director Christopher discussed that he will continue to research options for solar powered lighting on the islands. Director Blacker volunteered to create a vendor phone tree to enable all Directors to easily contact vendors. Director Loschen discussed her efforts to file an action in small claims court against Xcel for excavation damages.

Director Loschen discussed the District future maintenance priorities list. The Board and counsel discussed campaign and election matters regarding a November 2024 election to raise the mill levy for operations and maintenance purposes.

## Public Comment

There was no public comment.

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## Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 5:56 p.m.



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Secretary for the Meeting