

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HILLS AT CHERRY CREEK METROPOLITAN DISTRICT

Held: Thursday, October 19, 2023, at 4:00 PM 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

Also present were Elizabeth A. Dauer, Esq., Seter & Vander Wall, P.C.; Georgia Harland, Simmons & Wheeler, P.C.; and Jay Christopher, District resident.

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.

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.

Director Matters

The Board discussed the appointment of Jay Christopher to the Board of Directors. Ms. Dauer confirmed his qualification as an eligible elector of the District. Upon motion made, seconded, and unanimously carried, Mr. Christopher was appointed to the Board of Directors to fill one of the existing vacancies.

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President Cohen, administered the oath of office and certificate of appointment to Director Christopher.

Approval of Minutes

Upon motion made, seconded and unanimously carried, the minutes of the August 3, 2023 meeting were approved with the correction noted by Director Loschen.

Consider 2023-2024 Snow Removal Proposals

The Board discussed the proposal for 2023-2024 snow removal received from ColoradoScapes. Upon motion made, seconded and unanimously carried, the Board agreed to proceed with entering into an agreement with ColoradoScapes for snow removal services, through September 31, 2024, on a time and materials basis pursuant to the proposal. The Board agreed to use an accumulation of 3" to trigger the snow maintenance services.

2024 Draft Budget Workshop

Ms. Harland presented the draft budget for 2024. The Board reviewed and discussed each line item in the budget.

The discussion regarding legal and website expenses was tabled until the Board's next meeting. The Winter landscape maintenance line item was removed from the draft budget.

The Board directed legal counsel to contact SEMSWA regarding the status of the erosion repairs.

Ms. Harland discussed that the operations and maintenance mill levy should be set at 4.221 with an estimated revenue of \$126,819, so as not to exceed the cap approved by its voters. The debt service mill levy will remain at 4.800 mills.

Director Loschen discussed the reserve study and the need for future planning and preparation for the long-term health of the District.

After further discussion, the Board agreed to proceed with holding a public hearing on the draft budget, with the modifications discussed, at the District's November meeting.

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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 5:40 p.m.



Secretary for the Meeting