

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HILLS AT CHERRY CREEK METROPOLITAN DISTRICT

Held: Thursday, June 15, 2023 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
Vacancy
Vacancy

Also present were Elizabeth A. Dauer, Esq., Seter & Vander Wall, P.C.; and Keith Ladson, 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.

Approval of Minutes

Upon motion made, seconded and unanimously carried, the minutes of the April 27, 2023 special meeting were approved as presented.

Director Matters

The Board discussed the appointment of Keith Ladson 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. Ladson 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 Ladson.

Landscape Issues

- Removal of Gates and Construction of Fence on Havana

Director Cohen noted that the Board has not yet sought any proposals for the removal of or construction to replace the iron gates along Havana. Ms. Dauer presented research regarding access licenses granted to water and sanitation districts in the event they need to conduct emergency repairs. She noted that these licenses were for gates along the brick wall, not the wrought iron gates under consideration for repair or replacement.

- Consider Proposal for Playground Mulch Replacement

Director Cohen presented the proposal from ColoradoScapes for mulch replacement in the amount of \$4,308. The Directors questioned whether any additional work should be conducted, including mitigating the roots in those areas. Director Cohen noted she will inquire about additional services. Upon motion made, seconded and unanimously carried, the Board approved the ColoradoScapes proposal in the amount of \$4,308.

- Status of District Clean-Up Day

The Board discussed the District Clean-up Day and determined it would be a good event to try to generate some community ownership of the park. Upon motion made, seconded, and unanimously carried, the Board approved \$250 to purchase snacks and drinks to distribute to the volunteers during Clean-up Day.

- Discuss Lights on Belleview Island

Director Cohen discussed that the lights on the Belleview island continue to short out. The Board discussed the potential causes of same. Director Cohen advocated to install solar lights the next time the power shorts.

- Discuss Playground Equipment Proposal

Director Blacker presented the proposal from Playground Safety Consultants in the amount of \$10,022.49 to replace the broken playground slide. Director Loschen volunteered to go to the police station to obtain a police report reflecting the vandalism to the playground slide. Once a police report is obtained, the Board directed legal counsel to file a claim with insurance. Upon motion made, seconded and unanimously carried, the Board approved the Playground Safety Consultants proposal in the amount of \$10,022.49.

- Other

Director Loschen volunteered to contact Century Link concerning the damage to District landscaping resulting from Century Link's excavation.

Tennis Court Matters

Director Loschen reported that her husband fixed the gate to the tennis court. The fix enables the courts to remain locked and has

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deterred vandalism and damage. Director Cohen noted that she has received requests for an additional pickleball net, but that the HOA social committee has offered to purchase the pickleball equipment. Director Blacker volunteered to check the windscreen roll-up to ensure it was done correctly.

Attorney Report

- Memo Regarding District Consolidation with HOA
- Insurance Subrogation- 12/13/22 Wall Damage

Ms. Dauer presented her memo regarding consolidation with the Hills at Cherry Creek Homeowners Association ("HOA"). The Board engaged in discussion and determined that consolidation with the HOA would not be the best strategy for the community.

Ms. Dauer stated that the District has received a \$500 check from the Colorado Special Districts Property and Liability Pool, which is the recovered deductible for the insurance claim for the damage to the brick wall on December 13, 2022.

Other Business

Director Loschen noted that the Board needs to conduct a long-range planning meeting. She noted that a standard maintenance routine will be essential for the District's future. The Board agreed to discuss long-range planning at its August regular meeting.

Director Loschen discussed the delamination of the brick wall and identified that there should only be rocks against the wall because grasses and other plant life are causing the delamination.

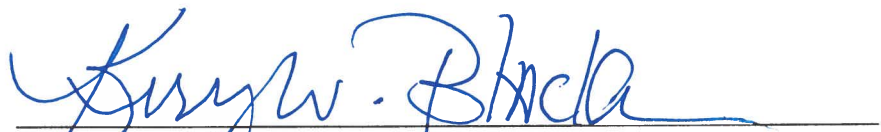
Director Loschen discussed the methodology of the District's accounting and requested that Director Blacker, District treasurer, contact the District accountant for further updates regarding payment for services from Game Set Match.

Public Comment

There was no public comment.

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 5:35 p.m.


Secretary for the Meeting