

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

HILLS AT CHERRY CREEK METROPOLITAN DISTRICT

Held: Thursday, May 2, 2024 at 4:00 p.m. at 7400 East
Orchard Road, Suite 3300 Greenwood Village, CO
80111

Attendance

The regular 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
Andrea Loschen
Keith Ladson
Jay Christopher

Absent: Kerry Blacker

Also present were Elizabeth Dauer, Esq., Seter, Vander Wall & Mielke, P.C.; and Georgia Harland, Simmons & Wheeler, P.C.

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 regular meeting of the Board of Directors of the Hills at Cherry Creek Metropolitan District to order at 4:00 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.

Approval of Minutes

Upon motion made, seconded and unanimously carried, the minutes of the February 22, 2024 special meeting were approved as presented.

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Financial Matters / Ms. Harland presented the listing of checks for approval in the
Payment of Claims amount of \$62,682.80. Ms. Harland then reviewed the financial
statements for the period ending March 31, 2024. Upon motion,
second, and unanimous vote, the Board approved and ratified the
checks and accepted the financial statements as presented.

Landscape Matters The Board discussed the proposal from Major Landscape
- Ratification of Services to remove broken tree limbs in the park in the amount
of \$900. Upon motion, second, and unanimous vote, the Board
Proposal to Remove of \$900. Upon motion, second, and unanimous vote, the Board
Broken Tree Limbs in ratified the proposal as presented.
Park

- Discuss Broken Tree Director Loschen noted that she had sent letters to the two
Limbs on Wall homeowners that have tree limbs leaning on the District wall
requesting immediate removal of the limbs. The Board discussed
that the tree limbs are damaging the wall and discussed methods
to enforce removal. It was determined that Director Loschen will
send an additional letter notifying the homeowners to remove
the tree limbs by a certain date, otherwise the District will
remove the limbs and charge the homeowners for same. The
letter will also note that failure to repay the costs of the tree limb
removal may result in a lien on the homeowners' property.

- Other The Board discussed the proposal from Major Landscape
Services for flowers and installation in the amount of \$8,000.
Upon motion and second and 3 to 1 vote, the Board approved
the proposal as presented. Director Ladson voted no on the
proposal.

Director Christopher volunteered to contact Parker Electric
concerning an exposed outlet in the park.

Tennis Court Matters Director Cohen noted that the wind screens are being removed
from the tennis courts by Game Set Match. She explained that
removal will eliminate the need for the wind screen roll-up and
down services and that the screens were in poor shape.

Attorney Report Ms. Dauer noted that the new District website is live.

Ms. Dauer presented the annual report for 2023, and the Board
acknowledged same.

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Other Business

- Discuss Signage

District

The Board discussed the previous authorization to purchase surveillance signage and determined to rescind the authority for same.

- Cherry Creek Drive Easement Inquiry

Director Cohen explained that Director Blacker has contacted Arapahoe County regarding installation of boulders along Cherry Creek Drive to help prevent crashes into the District's wall. The County indicated potential ownership issues regarding the stretch of land. Director Blacker will continue to investigate this matter and will discuss with legal counsel, if necessary.

- Other

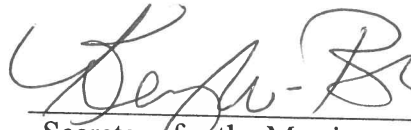
The Board discussed a potential election to increase operation and maintenance funding and increase debt authorization. The Board determined to call a special meeting for June 27, 2024 devoted to this topic.

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