

# 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, November 2, 2023 at 4:30 PM 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 (present via telephone)  
Andrea Loschen (present via telephone)  
Keith Ladson (present via telephone)  
Jay Christopher

Also present were Elizabeth A. Dauer, Esq., Seter & Vander Wall, 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 special meeting of the Board of Directors of the Hills at Cherry Creek Metropolitan District to order at 4:20 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 October 19, 2023 special meeting were approved as presented.

### Financial Matters / Payment of Claims

Ms. Harland presented the listing of checks for approval in the amount of \$36,859.03. Upon motion, second, and unanimous vote, the Board approved and ratified the checks as presented.

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Ms. Harland then reviewed the financial statements dated September 30, 2023 with the Board. She noted that the District will make its principal and interest debt service payment on December 1, 2023. Upon motion, second, and unanimous vote, the Board accepted the financial statements as presented.

Public Hearing regarding  
Proposed 2024 Budget

Director Cohen opened the public hearing on the 2024 budget for the District. There being no public comment, Director Cohen closed the hearing.

Ms. Harland reviewed the proposed 2024 budget with the Board. She noted that a 2023 budget amendment would not be necessary. Following discussion, and upon motion made by Director Christopher, seconded by Director Blacker, and unanimously carried, the Board approved the 2024 budget, appropriated the budgeted funds and certified the 2024 mill levy. The Board further approved the budget resolution as presented.

Landscape Issues

- Discuss Purchase of trail Cameras for the Park
- Other

The Board discussed the purchase of trail cameras for the park to address vandalism issues. Upon motion and second, the Board approved the purchase of two "area under surveillance signs" in an amount not to exceed \$200.

Director Cohen stated that she had been speaking with the landscape company to increase the frequency by which it collects trash in the Winter months.

Director Blacker inquired whether the District should purchase another playground bubble. The Board determined that bars would be better than a bubble that is prone to vandalism. Upon motion, second and unanimous approval, the Board approved \$2,165.37 to install bars where the bubble had been in the playground structure.

Tennis Court Matters

The Board considered the purchase of further pickleball items. Upon motion and second, the Board approved the purchase of one pickleball net and a box to contain the net in an amount not to exceed \$350.

Attorney Report

- Discuss Website ADA Compliance Matters

Ms. Dauer provided an update on HB21-1110 concerning government website accessibility. She noted that the law will go into effect July 1, 2024, and the Board will need to consider the appropriate vendor to maintain website accessibility compliance at a future meeting.

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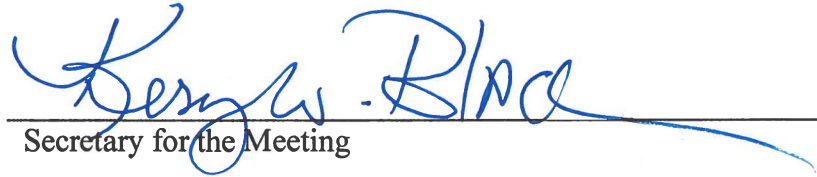
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Other Business

There was no other business at this time.

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 5:20 p.m.



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Secretary for the Meeting