

**MINUTES OF A SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF THE  
HERITAGE RIDGE METROPOLITAN DISTRICT  
HELD DECEMBER 1, 2020**

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A special meeting of the Board of Directors (the “**Board**”) of the Heritage Ridge Metropolitan District (the “**District**”) was held on Tuesday, December 1, 2020, at 5:00 p.m. held exclusively by means of Zoom webinar (due to the pandemic). The meeting was open to the public.

ATTENDANCE

Directors in Attendance:

Andrew Hrycyk, President  
Kenneth Mitchell, Vice President  
Charlene Greene, Assistant Treasurer

Directors Absent and Excused:

None

Also in Attendance:

Andrea Weaver and Alex Carlson, Centennial Consulting Group, LLC;  
David Greher, Collins, Cockrel and Cole  
5 Members of the Public

Call to Order: Mr. Carlson called the meeting to order, noting that a quorum of the Board was present.

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. David Greher noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. David Greher noted that all Directors’ Disclosure Statements had been filed by the statutory deadline.

Agenda: The Board reviewed the Agenda for the meeting. Following discussion, upon a motion duly made by Director Hrycyk, seconded by Director Greene and, upon vote, unanimously carried, the Board approved the Agenda with one minor amendment by moving public comment to the end of the meeting.

Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting and considered guidance from the Colorado

Department of Public Health to avoid social gatherings of more than 10 people. Following discussion, the Board determined to conduct the meeting at the above-stated date, time and via Zoom webinar to maintain social distance. Mr. Carlson reported that notices were duly posted and that no objections to the locations or any requests that the meeting place be changed by taxpaying electors within its boundaries have been received.

ADMINISTRATIVE  
MATTERS

Past Meeting Minutes: The Board reviewed and considered approving the minutes from the September 23, 2020 Meeting of the Board. Following discussion, upon a motion by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board approved the minutes from the September 23, 2020 Meeting of the Board as presented.

Engagement of Centennial Consulting Group, LLC: The Board discussed and considered approving the engagement of Centennial Consulting Group, LLC for management and accounting services in 2021. Upon a motion by Director Hrycyk, seconded by Director Mitchell and unanimously carried, the Board approved engagement of Centennial Consulting Group, LLC as presented.

Release Agreement with Heritage Ridge I, LLC: The board discussed approval of the release agreement. This topic was tabled until the next meeting.

FINANCIAL  
MATTERS

Financial Statements through October 31, 2020: Ms. Weaver presented the unaudited financial statements for the period ending October 31, 2020 to the Board. Upon a motion by Director Greene, seconded by Director Hrycyk and unanimously carried, the Board approved the unaudited financial statements for the period ending October 31, 2020 as presented.

Ratification of Payables: Ms. Weaver presented the payment of claims for the period ending October 31, 2020 to the Board for ratification. Upon a motion by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board ratified the payment of claims for the period ending October 31, 2020.

2020 Budget Amendment: The Board discussed the 2020 Budget Amendments. The published notice for the amendment was not completed in advance of the meeting and therefore the amendment was tabled to a subsequent meeting.

2021 Budget: Director Hrycyk opened the Public Hearing regarding the 2021 Budget. Hearing no public comment, Director Hrycyk closed the Public Hearing.

The Board discussed and considered adopting the Resolution to Adopt the 2021 Budget, Set Mill Levies, and Appropriate Expenditures. Upon a motion by Director Hrycyk, seconded by Director Mitchell and unanimously carried, the Board approved the Resolution to Adopt the 2021 Budget, Set Mill Levies, and Appropriate Expenditures.

2019 & 2020 Audit Requirements/ Status: The Board discussed the 2019 and 2020 audit requirements and the status of the audits.

#### LEGAL MATTERS

Resolution Exercising Option Not to Provide Workers' Compensation:

The Board discussed and considered adopting the Resolution Exercising the Option not to Provide Workers' Compensation Insurance Coverage for Board Members for the Policy Year 2021. Upon a motion made by Director Hrycyk, seconded by Director Mitchell and unanimously carried, the Board approved the Resolution Exercising the Option not to Provide Workers' Compensation Coverage for 2021.

Resolution Authorizing Pool Fees for 2021: The Board discussed and considered adopting the Resolution Authorizing Pool Fees for 2021. Upon a motion by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board approved the resolution authorizing pool fees in the amount of \$195 for 2021.

The Board dismissed Mr. Greher from the remainder of the meeting.

#### DISTRICT BUSINESS

Landscape Maintenance and Snow Removal Contractor for 2021: The Board discussed proposals received from Metco, Bath Landscaping and TNT Landscaping.

Landscaping Contracts: The Board considered and discussed three landscaping contracts. Upon a motion made by Director Hrycyk, seconded by Director Mitchell and unanimously carried, the Board authorized Director Hrycyk to sign the TNT Landscape maintenance and snow removal contract, subject to a final review by the Board president.

Pool Maintenance Agreement: The Board discussed approving the Pool Maintenance Agreement with AquaPro, LLC. Upon a motion by Director Hrycyk, seconded by Director Mitchell and unanimously carried, the Board approved the Agreement with Aquapro, LLC.

Changes to First Amended and Restated Rules and Regulations: The Board discussed changes to the First Amended and Restated Rules and Regulations. It was decided that the Architectural Control Committee (ACC) will draft changes and submit them to a secondary committee.

Architectural Control Committee: The Board discussed changes to the Architectural Control Committee personnel and appointed Steve Moss to the committee.

Privacy Fences for homes along Ellie Way backing to those on Tristan Pl.: The Board discussed allowing Privacy Fences for homes along Ellie Way backing to those on Tristan Pl. The Board decided to allow privacy fences with the stipulation that the neighbors will all need to unanimously agree upon the fencing and will share the cost.

PUBLIC COMMENT

- John Hutson asked about the steps to be on a committee.
- Keith Siemsen commented on the continued discussions with the communities developer and the need to secure funds.
- Scott Slauch volunteered for committees and offered assistance to the District wherever possible.

ADJOURNMENT

Upon a motion by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board adjourned the meeting.

Respectfully submitted,

By 

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL MINUTES OF THE DECEMBER 1, 2020 JOINT SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE HERITAGE RIDGE METROPOLITAN DISTRICT.