

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
HERITAGE RIDGE METROPOLITAN DISTRICT
HELD DECEMBER 1, 2021**

A special meeting of the Board of Directors (the “**Board**”) of the Heritage Ridge Metropolitan District (the “**District**”) was held on Wednesday, December 1, 2021, at 5:30 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, Alex Carlson, Lane Melott, and Molly Mild, Centennial Consulting Group, LLC
David Greher, Collins, Cockrel and Cole
Tom Wynne, Wells Fargo
KC Veio, Kline, Alvarado, Veio, PC
Ed Kist, Tierra Financial Advisors
35 Members of the Public

Call to Order: Mr. Carlson called the meeting to order at 5:33 p.m., 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. Mr. Carlson 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. Mr. Carlson 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 subject to moving 8a and 8b to be discussed following 6c.

Public Comment on Non-Agenda Items: Multiple residents commented that they wanted to be able to see the full list of Zoom attendees so that they know what neighbors are in attendance.

ADMINISTRATIVE
MATTERS

Meeting Minutes: The Board reviewed and considered approving the minutes from the July 16, 2021 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 July 16, 2021 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 2022. Upon a motion by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board approved engagement of Centennial Consulting Group, LLC as presented.

Engagement with CMS Environmental Services: The board discussed the Engagement Agreement with CMS Environmental Services for Stormwater Management Services. Upon a motion by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board approved the Engagement Agreement with CMS Environmental Services.

Bond Consultant Engagement Letters: Mr. Greher explained. The Board then considered ratification of Bond Consultant Engagement Letters. Following discussion, upon a motion made by Director Greene, seconded by Director Hrycyk and unanimously carried, the Board approved the ratification of the Bond Consultant Engagement Letters.

Final Bond Determinations: The Board discussed making a final determination to issue Senior Limited Tax General Obligation Refunding Bonds, Series 2021A and Subordinate Limited Tax General Obligation Refunding Bonds, Series 2021B in a combined Par Amount not to exceed \$16,000,000. Following discussion, upon a motion made by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board approved the issuance of Senior Limited Tax General Obligation Refunding Bonds, Series 2021A and Subordinate Limited Tax General Obligation Refunding Bonds, Series 2021B in a combined Par Amount not to exceed \$16,000,000.

FINANCIAL MATTERS

Ratification of Payables: The Board reviewed the payables for the period July 15, 2021 through November 15, 2021 to the Board. Upon a motion by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board approved the unaudited financial statements for the period of July 15, 2021 through November 15, 2021 as presented.

Financial Statements: The Board reviewed the unaudited financial statements for the period ending October 31, 2021 to the Board. Upon a motion by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board approved the unaudited financial statements for the period ending October 31, 2021 as presented.

2019 and 2020 Audits: The Board considered ratifying the filing of the 2019 and 2020 Audits. Upon a motion made by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board approved ratifying the filing of the 2019 and 2020 Audits.

CPA to Prepare 2021 Audit: The Board discussed authorizing a Board member to engage a CPA to prepare the 2021 audit. Director Hrycyk made a motion to appoint Director Greene to engage a CPA to prepare the 2021 audit. Director Mitchell seconded, and the motion was unanimously carried.

Public Hearing on 2021 Budget Amendment: Director Hrycyk made a motion to open the public hearing.

Mr. Carlson reviewed the 2021 Budget and increases for 2022. Following review, upon a motion made by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board approved the Resolution to Amend the 2021 Budget.

Director Hrycyk made a motion to close the public hearing.

Public hearing on 2022 Budget: Director Hrycyk made a motion to open the public hearing.

Mr. Carlson reviewed the 2022 Budget and answered several questions from homeowners. Following review, upon a motion made by Director Greene, seconded by Director Hrycyk and unanimously carried, the Board approved adoption of the Resolution Adopting the 2022 Budget, Appropriating Sums of Money, and Setting Mill Levies.

Director Hrycyk made a motion to close the public hearing.

LEGAL MATTERS

SB21-262 and Call for Nomination: Mr. Greher and Mr. Carlson explained.

May 2022 Election: The Board discussed and considered adopting the Resolution calling for May 2022 Election. Upon a motion by Director

Hrycyk, seconded by Director Greene and unanimously carried, the Board approved the Resolution calling for May 2022 Election.

2020 Annual Report: The Board discussed ratifying the filing of the 2020 Annual Report. Upon a motion made by Director Greene seconded by Director Hrycyk, and unanimously carried, the Board approved ratifying the filing of the 2020 Annual Report.

2021 Annual Report: The Board discussed the filing of the 2021 Audit. Following discussion, upon a motion made by Director Hrycyk seconded by Director Greene, and unanimously carried, the Board approved District Counsel to prepare and submit the 2021 Annual Report.

Workers' Compensation Resolution: Following review, upon a motion made by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board approved adoption of the Resolution determining not to provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board.

2022 Pool Fees: Director Hrycyk presented on the pool fees for 2022. Following discussion, upon a motion made by Director Greene seconded by Director Mitchell and unanimously carried, the Board approved adoption of the Resolution Authorizing Pool Fees for 2022.

Guidelines on Collecting Delinquent Fees and Charges: Following discussion, upon a motion made by Director Hrycyk and seconded by Director Mitchell, the Board approved the Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges. Director Greene opposed.

Review Second Amended and Restated Rules and Regulations: Directors Hrycyk and Greene present. Many homeowners present their concerns with street parking.

Resolution Adopting Second Amended and Restated Rules and Regulations: Following review, upon a motion made by Director Greene and seconded by Director Hrycyk, the Board approved the Resolution Adopting Second Amended and Restated Rules and Regulations.

DISTRICT BUSINESS

Landscaping Contracts: The Board discussed proposals received from EarthX and Bath Landscaping.

Landscape Maintenance and Snow Removal Contractor for 2022: Upon a motion made by Director Hrycyk, seconded by Director Greene and unanimously carried, the Board authorized Director Hrycyk to negotiate a

multi-year addendum and authorize the contract as is. Director Mitchel abstained.

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

OTHER BUSINESS

Street Parking Discussion: The Board discussed the possibility of outstanding parking violation fines to be credited towards next year's pool fee. Upon a motion by Director Greene, seconded by Director Hrycyk and unanimously carried, the Board decided that decisions moving forward regarding parking will be made by the full Board following the May election, and that parking violations will be halted and not assessed during this time.

Neighborhood Watch: The Board discussed the possibility of placing Neighborhood Watch signs throughout the community and sending a community email regarding joining the Neighborhood Watch program. No vote was taken as Director Greene requested more information from the coordinator regarding the program.

Landscape Improvements and Volunteers: The Board discussed landscape improvements and volunteers.

ADJOURNMENT

Upon a motion by Director Greene, seconded by Director Hrycyk 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, 2021 JOINT SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE HERITAGE RIDGE METROPOLITAN DISTRICT.