

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
HERITAGE RIDGE METROPOLITAN DISTRICT
HELD NOVEMBER 21, 2022**

A special meeting of the Board of Directors (the “**Board**”) of the Heritage Ridge Metropolitan District (the “**District**”) was held on Monday, November 21, 2022, at 5:30 p.m. held via teleconference. The meeting was open to the public.

ATTENDANCE

Directors in Attendance:

Andrew Hrycyk, President
Douglas Prato
Aaron Ferlin

Directors Absent and Excused:

None

Also in Attendance:

Lane Melott and Alex Carlson, Centennial Consulting Group, LLC
Harley Gifford, Cockrel Ela Glesne Greher & Ruhland, P.C.
8 Members of the Public

Call to Order: Director Hrycyk called the meeting to order at 5:34 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. Melott 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. Melott 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 Prato, seconded by Director Hrycyk and, upon vote, unanimously carried, the Board approved the Agenda as presented.

Director Ferlin arrived.

Public Comment on Non-Agenda Items: Mr. Slater asked about previous Board minutes and requested the May minutes be added to the website.

Mr. Keith asked the Board to discuss the replacement of trees. The Board discussed neighborhood trees and answered questions from the public.

ADMINISTRATIVE
MATTERS

Meeting Minutes: The Board reviewed and considered approving the minutes from the September 22, 2022 Meeting of the Board. Following discussion, upon a motion by Director Hrycyk, seconded by Director Ferlin and unanimously carried, the Board approved the minutes from the September 22, 2022 Meeting of the Board as presented..

Appointments to Board to Fill Vacancies: Director Prato moved to Appoint John Hutson and Kristi Heffner to the Board, the motion was seconded by Director Hrycyk, and upon vote unanimously carried.

Election of Officers: Following discussion, upon a motion made by Director Hrycyk, seconded by Director Ferlin and unanimously carried, the Board approved following slate of Officers: Director Hrycyk as President, Director Ferlin as Vice-President/ Secretary, Director Prato as Treasurer, John Hutson as Assistant Treasurer, and Kristi Heffner as Assistant Secretary.

Management Contracts: The Board considered contracts from Centennial Consulting Group and Kellison Corp for 2023 management services. Director Hrycyk presented the two contracts and discussed the pros and cons of changing management firms. Following discussion, upon a motion made by Director Hrycyk, seconded by Director Prato and unanimously carried, the Board approved the contract with Centennial Consulting Group for 2023 Management Services.

FINANCIAL MATTERS

Ratification of Payables: The Board reviewed the payables for the period September 1st, 2022 through October 31, 2022. Upon a motion by Director Hrycyk, seconded by Director Prato and unanimously carried, the Board approved the unaudited financial statements for the period of September 1st, 2022 through October 31, 2022. 2022 as presented.

Financial Statements: The Board reviewed the unaudited financial statements for the period ending October 31, 2022. Upon a motion by Director Hrycyk, seconded by Director Ferlin and unanimously carried, the Board approved the unaudited financial statements for the period ending August 31, 2022 as presented.

2021 Audit: The Board reviewed the 2021 Audit. Upon a motion by Director Hrycyk, seconded by Director Prato and unanimously carried, the Board ratified the filing of the 2021 Audit.

CPA to Prepare 2022 Audit: The Board discussed authorizing a Board member to engage a CPA to prepare the 2022 audit. Director Hrycyk made a motion to appoint Director Prato to engage a CPA to prepare the 2021 audit. Director Ferlin seconded, and the motion was unanimously carried.

Public hearing on 2023 Budget: Director Hrycyk made a motion to open the public hearing.

Mr. Carlson and Mr. Melott reviewed the 2023 Budget and the Board answered several questions from homeowners.

Director Hrycyk made a motion to close the public hearing.

Following review, upon a motion made by Director Hrycyk, seconded by Director Ferlin and unanimously carried, the Board approved adoption of the Resolution Adopting the 2023 Budget, Appropriating Sums of Money, and Setting Mill Levies.

LEGAL MATTERS

May 2023 Election: The Board discussed and considered adopting the Resolution calling for May 2023 Election. Upon a motion by Director Hrycyk, seconded by Director Ferlin and unanimously carried, the Board approved the Resolution calling for May 2023 Election.

Posting Location Resolution: Following review, upon a motion made by Director Hrycyk, seconded by Director Prato and unanimously carried, the Board approved adoption of the Resolution Designating Posting Location.

2021 Annual Report: The Board discussed ratifying the filing of the 2021 Annual Report. Upon a motion made by Director Hrycyk seconded by Director Ferlin, and unanimously carried, the Board approved ratifying the filing of the 2021 Annual Report.

2022 Annual Report: The Board discussed the filing of the 2022 Audit. Following discussion, upon a motion made by Director Hrycyk seconded by Director Prato, and unanimously carried, the Board approved Cockrel Ela Glesne Greher & Ruhland, P.C to prepare and submit the 2022 Annual Report.

Workers' Compensation Resolution: Following review, upon a motion made by Director Hrycyk, seconded by Director Ferlin and unanimously carried, the Board approved adoption of the Resolution determining not to

provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board.

2023 Pool Fees: Director Ferlin presented on the pool fees for 2023. Following discussion, upon a motion made by Director Hrycyk seconded by Director Prato and unanimously carried, the Board approved adoption of the Resolution Authorizing Pool Fees for 2023.

DISTRICT BUSINESS

Landscape Maintenance Contractor for 2023: Director Hrycyk explained the options for contractors and the previous contractors of the District. Upon a motion made by Director Hrycyk, seconded by Director Ferlin and unanimously carried, the Board approved the 2023 Contract with Bath Landscaping

Snow Removal Contractor for 2023 Upon a motion made by Director Hrycyk, seconded by Director Ferlin and unanimously carried, the Board approved Director Ferlin to sign a snow removal contract.

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

OTHER BUSINESS

Landscape Improvements and Volunteers: Director Hrycyk presented the landscaping committee update. He noted the priorities of the committee and discussed the irrigation and improving turf grass and discussed the 5 year plan for tree removal and reseeded. Director Hrycyk also noted that the District will be pursuing grant programs for additional funding.

ADJOURNMENT

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

Respectfully submitted,

By Aaron Ferlin
Aaron Ferlin (Dec 7, 2022 13:05 MST)

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL MINUTES OF THE NOVEMBER 21, 2022 SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE HERITAGE RIDGE METROPOLITAN DISTRICT.







2022-11-21 Minutes- Draft

Final Audit Report

2022-12-07

Created:	2022-12-07
By:	Centennial Consulting Group CCG (adobe2@ccgcolorado.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAleIAW1aAk-9GgdNRj6FiEGcbW5c-ma61

"2022-11-21 Minutes- Draft" History

-  Document created by Centennial Consulting Group CCG (adobe2@ccgcolorado.com)
2022-12-07 - 6:56:15 PM GMT
-  Document emailed to aferlin@heritageridgemd.com for signature
2022-12-07 - 6:56:29 PM GMT
-  Email viewed by aferlin@heritageridgemd.com
2022-12-07 - 8:05:16 PM GMT
-  Signer aferlin@heritageridgemd.com entered name at signing as Aaron Ferlin
2022-12-07 - 8:05:55 PM GMT
-  Document e-signed by Aaron Ferlin (aferlin@heritageridgemd.com)
Signature Date: 2022-12-07 - 8:05:57 PM GMT - Time Source: server
-  Agreement completed.
2022-12-07 - 8:05:57 PM GMT