

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
HERITAGE RIDGE METROPOLITAN DISTRICT
HELD APRIL 29, 2019**

A special meeting of the Board of Directors (the “**Board**”) of the Heritage Ridge Metropolitan District (the “**District**”) was held on Monday, April 29, 2019, at 5:30 p.m. at Berthoud Community Center, 248 Welch Ave, Berthoud, Colorado. The meeting was open to the public.

ATTENDANCE

Directors in Attendance:

Kenneth Mitchell, President
Russell Baker, Secretary
Tony Vienna, Treasurer

Directors Absent and Excused:

Karen Mitchell, Assistant Secretary
Jim Birdsall, Assistant Secretary

Also in Attendance:

Danaly Howe, John Paul Williams and Bill Stopperan, Centennial Consulting Group, LLC;
Andrew Hartsell, Mosaic Land Development Services, LLC
28 District Residents as referenced on the attached attendance sheet

Also in Attendance (via teleconference):

Jim Righeimer, Lee Lowrey and Gloria Morales, Arbor Capital Partners, LLC

ADMINISTRATIVE
MATTERS

Call to Order: Director Kenneth Mitchell called the meeting to order, noting that a quorum of the Board was present.

Disclosures of Potential Conflicts of Interest: The Board acknowledged 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. Members of the Board updated their disclosures to include any potential conflicts of interest regarding matters scheduled for discussion at this meeting. Ms. Howe 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 Vienna, seconded by Director Baker and, upon vote, unanimously carried, the Board approved

the Agenda as presented. The Board excused the absence of Director Karen Mitchell and Director Birdsall.

Meeting Location: The Board acknowledged the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined to conduct the meeting at the above-stated date, time and location. Ms. Howe reported that notices were duly posted and that no objections to the locations or any requests that the meeting place be changed by electors within its boundaries have been received.

Manager's Report & Property Valuation Presentation and Discussion: Ms. Howe gave a presentation to the Board describing metropolitan districts, Heritage Ridge development progress, district revenues, property assessed valuation and example tax calculations.

November 12 and December 10, 2018, Meeting Minutes: The Board reviewed the minutes from the November 12, 2018 regular meeting and December 10, 2018 continued/special meeting. Following discussion, upon motion duly made by Director Baker, seconded by Director Vienna and, upon vote, unanimously carried, the Board approved the minutes from the November 12 and December 10, 2018 meetings as presented.

Public Comment: District residents present made the following comments, which the Board addressed in turn:

- Ditch eroding near 604 Kansas Ave
- Landscape sprinklers should be checks along with the tree lights on Spartan
- Dead trees
- Pole lights burnt out
- Flooding along Biscayne is going onto resident's property at 652 Biscayne and 541 Canyonlands creating a mosquito issue
- Sprinklers need to be tested between Biscayne/Great Basin. This area might need to be reseeded as it is occasionally used as a sledding area.
- A tree by the corner of Arches/Spartan ran over by Town of Berthoud. Berthoud has replaced tress and missing mulch.
- Street trees will be accepted by the Town of Berthoud. It is okay for homeowners to mulch the tree but keep mulch 2" from the trunk of the tree.
- Post online the prior survey results in addition to a redline of the rules/regulations changes

- Basketball hoop rule change suggested. District Manager to get proposed language for a neighborhood survey
- Snow removal not happening as it should
- Kids playing in the streets
- There will not be a pocket park along Kansas as this park was moved by the pool.
- Builder trash in drainage areas
- Homebuilder trash located in the yard of 625 Great Basin
- Swimming pool dumpsters are being used for debris other than what was intended
- When is the Railroad crossing being removed by the Town of Berthoud?

FINANCIAL MATTERS

Ratify and Approval of Payment of Claims: Mr. Stopperan reviewed the claims for the period ending April 29, 2019 with the Board for ratification. Following discussion, upon a motion duly made by Director Kenneth Mitchell, seconded by Director Baker and, upon vote, unanimously carried, the Board ratified and approved the payment of claims in the amount of \$42,314.24.

Ratify and Accept Unaudited Financial Statements: Mr. Stopperan reviewed the unaudited financial statements for the period ending March 31, 2019 with the Board. Following discussion, upon motion duly made by Director Baker, seconded by Director Vienna and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending March 31, 2019

Review and Approval of the Engagement Agreement with Crady, Puca & Associates, Inc.: The Board discussed the engagement agreement with Crady, Puca & Associates, Inc. for independent public finance advisory services. Upon motion duly made by Director Baker, seconded by Director Kenneth Mitchell and, upon vote, unanimously carried, the Board ratified the engagement agreement with Crady, Puca & Associates, Inc. for an amount not to exceed \$5,300.00.

LEGAL MATTERS

Review and Approval of the Resolution Designating Location to Post Notice: The Board discussed Designating Locations for Posting of 72-Hour and 24-Hour Notices. Upon motion duly made by Director Kenneth Mitchell, seconded by Director Vienna and upon vote, unanimously carried, the Board approved the Resolution Designating Posting Locations of 72-Hour and 24-Hour Notices as amended to include the Amenity Center Bulletin Board as a 72-hour posting location.

Review and Approval of the Addendum to Engagement Agreement with Centennial Consulting Group, LLC: The Board discussed the addendum to the engagement agreement with Centennial Consulting Group for Pool Management Services. Upon motion duly made by Director Baker, seconded by Director Kenneth Mitchell and, upon vote, unanimously carried, the Board approved the addendum to the engagement agreement with Centennial Consulting Group, LLC for pool services, in an amount not to exceed \$6,000.00 annually.

CAPITAL
PROJECTS/
OPERATIONS

Current Capital Project Discussion (Pool Committee): The Board discussed the establishment of a pool committee. Upon motion duly made by Director Baker, seconded by Director Kenneth Mitchell and, upon vote, unanimously carried, the Board established a pool committee including the following members: Aaron Ferlin, Andrew Hrycyk, Barbara Harris, Dawn Peters, Deb Callies, Gitte Nielsen, Ken Mitchell, Kip Doan, Robert Boettcher, Ryan VanBuskirk, Susan Cook, Tony Vienna and Vicki Hergott.

Current Capital Projects: The Board discussed current capital projects within the District, including timing of completion of the Amenity Center. No action was taken.

Review and Approval of the Resolution Regarding District Pool Fees: The Board discussed the Resolution Authorizing Pool Fees for 2019. Following review, upon motion duly made by Director Baker, seconded by Director Kenneth Mitchell and, upon vote, unanimously carried, the Board approved the Resolution Regarding District Pool Fees as presented.

Review and Approval of the Engagement Agreement for Pool Management & Maintenance Services with Young Men's Christian Association of Northern Colorado: The Board reviewed and discussed the Swimming Pool Management Agreement - Lifeguards & Maintenance. Following review, upon motion duly made by Director Vienna, seconded by Director Kenneth Mitchell and, upon vote, unanimously carried, the board approved the Swimming Pool Management Agreement - Lifeguards and Maintenance subject to final changes and review by legal counsel.

Discussion and Approval of Pool Rules and Regulations for Heritage Ridge: The Board reviewed and discussed the Heritage Ridge Metropolitan District Pool Rules and Regulations. Following a discussion, upon motion duly made by Director Baker, seconded by Director Kenneth Mitchell and, upon vote, unanimously carried, the

Board approved and adopted the Heritage Ridge Metropolitan District Pool Rules and Regulations.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Baker, seconded by Director Kenneth Mitchell and, upon vote, unanimously carried, the Board adjourned the meeting.

Respectfully submitted,

By


Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 29, 2019 MINUTES OF THE HERITAGE RIDGE METROPOLITAN DISTRICT BY THE MEMBERS OF THE BOARD OF DIRECTORS SIGNING BELOW:


Kenneth Mitchell
Russell Baker
Tony Vienna

Heritage Ridge - April 29 2019
Attendance Sheet

Name	Address	Comment/Concern?
BRIAN RIDDLE	652 BISCAYNE CT	<input type="checkbox"/>
Doreene Keep	644 Biscayne Ct.	<input type="checkbox"/>
Rich & Debra Stebbins	625 Great Basin Ct.	<input type="checkbox"/>
Joel & Dawn Burd	547 Canyonlands St	<input type="checkbox"/>
Gite Nielsen	922 Canyonlands Str.	<input type="checkbox"/>
IVAN KNOT	657 GREAT BASIN CT	<input type="checkbox"/>
MARC & AND PERRY	548 KANSAS AVE	<input type="checkbox"/>
ROYCE & PAULA BOETTERS	547 KANSAS AVE	<input type="checkbox"/>
Bob Boettcher	501 Wrangell Lane	<input type="checkbox"/>
Sean Cartwright	524 Katmai Ct	<input type="checkbox"/>
Geoffrey Fox	542 Katmai Ct	<input type="checkbox"/>
Andy Hrycyk	624 KANSAS AVE	<input type="checkbox"/>
Saryna Mitchell	549 S. 5 th St	<input type="checkbox"/>
Joe Donnelly	633 Great Basin Ct	<input type="checkbox"/>
ANIS ZWISCH	412 Capri Ct	<input type="checkbox"/>
Carolyn Seaborg	406 Capri Ct.	<input type="checkbox"/>
Charli Chay Jauratz	719 Canyonlands St	<input type="checkbox"/>
Herb & Vicki Hensatt	568 Canyonlands St.	<input type="checkbox"/>
Erin Solis	488 Arches Ct	<input type="checkbox"/>
Jessica Johnson	444 Ellie Way	<input type="checkbox"/>
Jordan Detteres	444 Ellie Way	<input type="checkbox"/>
Wendy Oretter Salazar	440 Ellie Way	<input type="checkbox"/>
Dawn Peters	703 Canyonlands St	<input type="checkbox"/>
Sharon Exley	601 Kansas Ave	<input type="checkbox"/>
Barbara Hamis	610 Kansas Ave	<input type="checkbox"/>
Cody Price	504 Kansas Ave	<input type="checkbox"/>

