

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
HERITAGE RIDGE METROPOLITAN DISTRICT
HELD MAY 10, 2022**

A special meeting of the Board of Directors (the “**Board**”) of the Heritage Ridge Metropolitan District (the “**District**”) was held on Tuesday, May 10, 2022, at 6:00 p.m. held at the Berthoud Recreation Center at Waggener Farm Park, 1000 Berthoud Parkway, Berthoud, CO 80513. The meeting was open to the public.

ATTENDANCE

Directors in Attendance:

Andrew Hrycyk, President
Suzanne Zens
Douglas Prato

Directors Absent and Excused:

None

Also in Attendance:

Alex Carlson and Lane Melott, Centennial Consulting Group, LLC
16 Members of the Public

Call to Order: Mr. Melott 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. 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. No Director reported a conflict of interest requiring the filing of disclosure.

Agenda: The Board reviewed the Agenda for the meeting. Following discussion, upon a motion duly made by Director Hrycyk, seconded by Director Prato and, upon vote, unanimously carried, the Board approved the Agenda as presented.

Public Comment on Non-Agenda Items: Resident Randy Niece informed the Board about the Town of Berthoud Tree Committee Meeting that had occurred. T Alan Williams discussed the intersection of 5th Street and Canyonlands as it pertains to safety, as well as the mowing practices of

the landscaping crew. Resident John Hudson asked about street maintenance and dead trees on private property. Resident Emily Oberg asked for clarification on the fastest way to contact the District in the case of an emergency.

ADMINISTRATIVE
MATTERS

Meeting Minutes: The Board reviewed and considered approving the minutes from the December 1, 2021 Meeting of the Board. Following discussion, upon a motion by Director Hrycyk, seconded by Director Zens and unanimously carried, the Board approved the minutes from the December 1, 2021 Meeting of the Board as presented.

Election Status Update: Mr. Melott described the election process and noted that Greg Grandchamp was elected at the May 3, 2022 but has since resigned.

Appointments to Board to Fill Vacancies: Director Hrycyk explained the vacancy left by the resignation of Mr. Grandchamp and moved to appoint Aaron Ferlin to the Board, the motion was seconded by Director Prato, and upon vote unanimously carried.

Election of Officers: Following discussion, upon a motion made by Director Hrycyk, seconded by Director Prato and unanimously carried, the Board approved following slate of Officers: Director Hrycyk as President, Director Zens as Treasurer, Director Prato as Assistant Secretary/Assistant Treasurer, and Lane Melott as Secretary of the Board.

FINANCIAL MATTERS

Ratification of Payables: The Board reviewed the payables for the period of November 21, 2021 through April 30, 2022. Upon a motion by Director Hrycyk, seconded by Director Zens and unanimously carried, the Board approved the unaudited financial statements for the period of November 21, 2021 through April 30, 2022 as presented.

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

DISTRICT BUSINESS

Ratifying Appointments to Architectural Review Committee: Upon a motion by Director Prato, seconded by Director Hrycyk and unanimously carried, the Board ratified the appointments of Steve Moss, Director Hrycyk, Daniel Keith, and John Hudson to the ACC.

OTHER BUSINESS

Native Grass Update: The Board discussed their intentions to hire contractors to work in phases to restore and reseed the native grass areas in the neighborhood.

Neighborhood Watch: The Board discussed the possibility of placing Neighborhood Watch signs throughout the community. Following a motion by Director Hrycyk, seconded by Director Zens and unanimously carried, the Board approved the placement of signs.

Landscape Improvements and Volunteers: The Board discussed landscape improvements and volunteers and the landscape committee reported on their plans.

Communications Committee Update: The Board discussed the inception of a new communications committee to begin working on the website and several other communications with the community.


Parking Committee Update: This discussion was tabled to a later meeting.

Pool Committee Update: The pool committee provided a brief update.

ADJOURNMENT

Upon a motion by Director Hrycyk, seconded by Director Zens 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 MAY 10, 2022 JOINT SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE HERITAGE RIDGE METROPOLITAN DISTRICT.