

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
HERITAGE RIDGE METROPOLITAN DISTRICT
HELD JUNE 10, 2019**

A special meeting of the Board of Directors (the “**Board**”) of the Heritage Ridge Metropolitan District (the “**District**”) was held on Monday, June 10, 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 (teleconference)
Tony Vienna, Treasurer
Karen Mitchell, Assistant Secretary (teleconference)

Directors Absent and Excused:

Russel Baker, Secretary
Jim Birdsall, Assistant Secretary

Also in Attendance:

Danaly Howe, Centennial Consulting Group, LLC;
Andrew Hartsel, Mosaic Land Development Services, LLC
Jonathan Heroux, Piper Jaffray & Co.
Kamille Curylo & Saranne Maxwell, Kutak Rock, LLP
9 District Residents as referenced in the attached attendance sheet

ADMINISTRATIVE
MATTERS

Call to Order: Ms. Howe 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 which, for the record, have been attached hereto. 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 Kenneth Mitchell and, upon vote, unanimously carried, the Board approved the Agenda as presented. The Board excused the absences of Director Birdsall and Director Baker.

Meeting Location: The Board entered 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.

April 29, 2019 & May 16, 2019 Meeting Minutes: The Board deferred action to approve the April 29 and May 16, 2019 Meeting Minutes to a subsequent meeting.

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

- The neighborhood sprinklers are not on yet in some areas
- Replacement, reseeding and regrading needed West of 5th
- East side seeding is to be installed soon and West side will be done concurrently
- The outlet pond screen needs cleaning and added to the regular scope of landscaper maintenance including drain pan and outlet cleaning
- There are drainage issues behind Lene Lane
- End of Summer pool survey Pool Committee to discuss age restrictions

FINANCIAL MATTERS

Ratification of approval and payment of claims for the period ending May 31, 2019: There were no new claims to present to the Board.

Ratification of engagement of Ehlers & Associates, Inc. for Financial Advisory Services: Following review and discussion, upon a motion duly made by Director Kenneth Mitchell, seconded by Director Vienna and, upon vote, unanimously carried, the Board approved the engagement agreement with Ehlers and Associates, Inc. for independent public finance advisory services as presented.

LEGAL MATTERS

Final Determination to Issue General Obligation Indebtedness and Adoption of a Resolution Approving the District’s \$12,350,000 Subordinate Taxable (Convertible to Tax-Exempt) Limited Tax General Obligation Bonds, Series 2019: The Board discussed the resolution approving the District’s \$12,350,000 limited tax general obligation bonds. Following discussion, upon motion duly made by Director Kenneth Mitchell, seconded by Director Vienna and, upon vote, unanimously carried, the Board made the determination to issue general obligation indebtedness and adopted the resolution approving the District’s \$12,350,000 Subordinate Taxable (convertible to tax-exempt) Limited Tax General Obligation Bonds, Series

2019 and appointed Director Vienna and Director Kenneth Mitchell as the authorized delegates.

CAPITAL
PROJECTS/
OPERATIONS

Current Capital Projects: The Board discussed current capital projects within the District. No action was taken.

Status of contracts: The Board discussed current capital projects within the District.

Maintenance Committee Appointment. The Board then considered creating a Maintenance Committee. Following discussion, upon motion duly made by Director Kenneth Mitchell, seconded by Director Vienna and, upon vote, unanimously carried, the Board created a Maintenance Committee lead by Royce Boehrs. The Board requested that an online work order tracking system be implemented by the District manager.

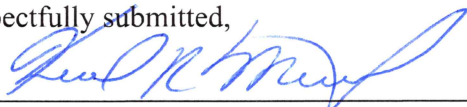
Ratify and Approval of the Agreement for Janitorial Services with Lockhart Maintenance: The Board reviewed and discussed the Agreement for Janitorial Services with Lockhart Maintenance. Following discussion, upon motion duly made by Director Kenneth Mitchell, seconded by Director Vienna and, upon vote, unanimously carried, the Board ratified the Agreement for Janitorial Services with Lockhart Maintenance.

Ratify and Approval of the Agreement for Pool Services with Young Men’s Christian Association of Northern Colorado (YMCA): The Board discussed the Agreement for Pool Services with the YMCA and noted that the YMCA should not engage in pool maintenance but instead identify issues. Following discussion, upon motion duly made by Director Kenneth Mitchell, seconded by Director Vienna and, upon vote, unanimously carried, the Board ratified the Agreement for Pool Services with Young Men’s Christian Association of Northern Colorado.

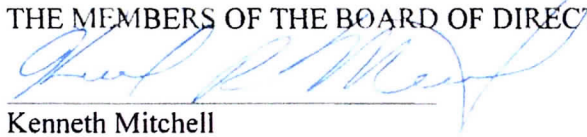
ADJOURNMENT

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

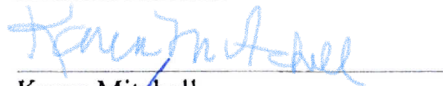
Respectfully submitted,

By 
Secretary for the Meeting

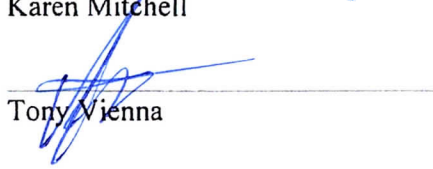
THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 10, 2019
MINUTES OF THE HERITAGE RIDGE METROPOLITAN DISTRICT BY
THE MEMBERS OF THE BOARD OF DIRECTORS SIGNING BELOW:



Kenneth Mitchell



Karen Mitchell



Tony Vienna

