

**MINUTES OF A SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF THE  
HERITAGE RIDGE METROPOLITAN DISTRICT  
HELD SEPTEMBER 22, 2022**

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A special meeting of the Board of Directors (the “**Board**”) of the Heritage Ridge Metropolitan District (the “**District**”) was held on Thursday, September 22, 2022, at 6:00 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, Centennial Consulting Group, LLC  
17 Members of the Public

Call to Order: President Hrycyk 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. 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 President Hrycyk and, upon vote, unanimously carried, the Board approved the Agenda as presented.

Public Comment on Non-Agenda Items: Shayna Mitchell reported to the Board on an area of concern she had regarding landscaping and a concrete slab located on her property. President Hrycyk plans to meet with Mrs. Mitchell to discuss this.

Greg Grandchamp presented his concerns in the newest filing regarding the District fencing, the weeds behind Lowery, and the uneven streets that are in need of repair.

Randy Niece spoke to the 2023 budget needs of the landscaping committee and requested that backflow testing be added to the budget and asked the Board to look into funding for tree replacements.

ADMINISTRATIVE  
MATTERS

Meeting Minutes: The Board reviewed and considered approving the minutes from the May 10, 2022 Meeting of the Board. Following discussion, upon a motion by Director Prato, seconded by President Hrycyk and unanimously carried, the Board approved the minutes from the May 10, 2022 Meeting of the Board as presented.

Appointments to Board to Fill Vacancies: President Hrycyk explained this process and moved to Appoint John Hutson and Kristi Heffner 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 President Hrycyk, seconded by Director Prato and unanimously carried, the Board approved following slate of Officers: President Hrycyk as President, Director Ferlin as Vice-President, Director Prato as Treasurer, John Hutson as Assistant Treasurer, and Kristi Heffner as Assistant Secretary, and Lane Melott as Secretary for the Board.

Bath Landscaping: The Board considered approval of the contract from Bath Landscaping for landscape maintenance services. Following discussion, upon a motion made by President Hrycyk, seconded by Director Ferlin and unanimously carried, the Board approved the contract with Bath Landscaping.

FINANCIAL MATTERS

Ratification of Payables: The Board reviewed the payables for the period April 30, 2022 through August 31, 2022. Upon a motion by President Hrycyk, seconded by Director Prato and unanimously carried, the Board approved the unaudited financial statements for the period of April 30, 2022 through August 31, 2022 as presented.

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

DISTRICT BUSINESS

None.

OTHER BUSINESS

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

Communications Committee Update: Director Prato reported that Heritage Ridge Day was a success and thanked the following people: Gigi Jones, Kris VanBuskirk, Denise Savage, Frank Jones, Ryan VanBuskirk, Theda Rumery, Brian Riddle, Jesse and Alex Yearley. As well as the following businesses: Aussie poke, Rancher's Wife, Kayla Coleman, Bank of the West, Gigi Jones, Grandpa's, Kris VanBuskirk, Geeta- Painting, and Farm Girl Fertilizer

Vandalism Update: Director Ferlin and Mr. Melott provided a brief update on the pool vandalism.

Lien Process Update: Mr. Melott explained and updated the Board on the Lien Process.


ACC Procedure: President Hrycyk presented the changes to the ACC procedure and noted that the committee is now using the online portal to review plans.

Pool Committee Update: The pool committee provided a brief update. Upon a motion by Director Ferlin, seconded by President Hrycyk and unanimously carried, the Board approved the purchasing of the pool cover.

ADJOURNMENT

Upon a motion by Director Prato, seconded by Director Ferlin 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 SEPTEMBER 22, 2022 SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE HERITAGE RIDGE METROPOLITAN DISTRICT.