MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
SEPTEMBER 11, 2026

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District (referred to hereafter as the "Board") was convened on September 11, 2026, at 8:15 a.m., at the Heritage Hills Clubhouse, 9201 Heritage Hills Parkway, Lone Tree, Colorado 80124, and via ZOOM. The meeting was open to the public.

ATTENDANCE:

Directors in attendance were:
Shaun Seales, President
Brad Dodds, Vice-President
Jerome Dyck, Treasurer
Heath McLaughlin, Assistant Secretary

Absent was Director Paul Strickland, whose absence was excused.

Also, in attendance were:

Leigh Dufresne, Ricardo Garcia, Rangler Stuckey, Johnny Jiminez, Sustainable Roots Landscape Company ("Sustainable Roots")
Carson Besgrove, Merrick & Company ("Merrick")
Alonso Duran Rodríguez, CliftonLarsonAllen LLP ("CLA")
Steve Fromm, Cathy Fromm and Chasity McKinnon, Fromm & Company LLC ("Fromm")
Matt Clarkson, Wizard Works Security Services ("Wizard Works")
Members of Public: Josh Manweiler, Dan Reeb, Faith Walters, Katie Braden, Jill Clark and two unidentified virtual attendees.

ADMINISTRATIVE MATTERS:

Call to Order

The meeting was called to order at 8:15 a.m.

Disclosures of Potential Conflicts of Interest

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested 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 statute. No additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting Posting of Meeting Notice

A quorum was confirmed, and the meeting and location were approved and noticed as required pursuant to Colorado law.

Approval of Agenda

Upon motion by Director Dodds, seconded by Director Seales and, upon vote, unanimously carried, the Board approved the agenda as presented.

PUBLIC COMMENT:

Residents expressed concerns regarding District spending associated with security and the District's status on TABOR.

CONSENT AGENDA:

Minutes from August 14, 2026, Regular Meeting of the Board

Upon motion by Director Seales, seconded by Director Dodds and, upon vote, unanimously carried, the Board approved the meeting minutes, as presented.

SECURITY MATTERS:

Security, Gates, and Barrier Arm System

Discussion was held regarding the pedestrian gate for the Willow Creek Trail project, noting that parts are expected within a few weeks, with preparation work to begin in advance. Conduit installation and camera locations were also discussed.

Additional topics included a communication error with the Yosemite exit gate control board, and the report of two gate strikes during the previous month. Security issues with the resident gates were also discussed, including the motion sensor activating the barrier arm prematurely and improving sensor pad visibility for oversized vehicles at the Lincoln gate. After further discussion, upon motion by Director Dodds and seconded by Director Dyck, and upon vote unanimously carried, the Board approved a proposal to be presented for three Lincoln gate signage options at the next meeting.

LANDSCAPING MATTERS:

September Maintenance Report

The Board discussed snow removal operations, including equipment allocation, problem-area mapping, mailbox access, and communication procedures. Sustainable Roots confirmed that Mr. Garcia will join their team and prepare a PDF outlining snow removal sectors and procedures. The Board emphasized communication regarding storm levels and mailbox clearing and gave direction for a snow tab to be added to the District website for daily winter updates. The Board requested a proposal for the next meeting outlining projected winter costs, timelines, and seasonal expectations for budgeting purposes.

Other topics discussed included maintenance efforts, with a focus on truckloads of pine needle removal due to drought conditions, application of Moisture Manager with a map provided of the test area, proposals for overseeding and aeration and a fall Fiesta application. After further discussion and upon motion by Director Seales and seconded by Director Dodds, and upon vote unanimously carried, the Board approved the $10,500 overseeding and aeration proposal and directed that the Fall Fiesta application be adjusted as necessary to remain within the approved budget.

Neighborhood Medians Project – Proposal

A modified proposal in the amount of $71,235.59 was presented for completion of the median projects, including boulder options and excluding flower installation. After further discussion and upon motion by Director Seales and seconded by Director Dodds, and upon vote unanimously carried, the Board approved the proposal with an upgrade to Grand Canyon Onyx boulders, not to exceed $75,000.

Mugo Pines - Proposal

Ms. Dufresne stated that the Mugo Pines are not doing well and after further discussion, the Board deferred this item to the spring of 2027.

Additional topics included improvements to the Overlook cul-de-sacs, completion of tree pruning and fertilization injections, water usage at 77% of the allotted 80%, and winter tree watering. The Board requested a winter tree watering proposal be presented at the next meeting.

ENGINEERING MATTERS:

Mr. Besgrove presented status updates on the following projects:

Willow Creek Trail Project

Mr. Besgrove presented a Change Order for additional fencing in the amount of $3,121.20. Upon motion by Director Seales and seconded by Director Dyck, and upon vote unanimously carried, the Board approved the $3,121.20 Change Order, as presented.

Mr. Besgrove reported that the Willow Creek Trail project's punch list has been completed, with lighting scheduled for the first week of November. Mr. Besgrove presented a Change Order in the amount of $1,592, for the performance and warranty bond that was not included in the original contract. After further discussion and upon motion by Director Seales and seconded by Director Dodds, and upon vote unanimously carried, the Board approved the $1,592 Change Order, as presented.

Discussion was held regarding the brick column design, noting that the columns would require 18-foot-deep concrete shafts. Due to creek access and installation concerns, a soils report is needed to determine the appropriate micropile installation method. Preliminary contractors estimate range from $13,000 to $20,000 for micropile installation, with the overall project estimated at $40,000 for the two brick columns. After further discussion, the Board deferred this item.

Mr. Besgrove noted that the City of Lone Tree maintenance brick wall has been completed and encouraged the Board to view it as an example of what the proposed brick wall could look like.

Overlook Park Pavilion Project

Mr. Besgrove reported that the contractor submitted the Overlook Park Pavilion building permit on August 7th, which remains on hold, noting that the cause of the delay is unknown. Discussion continued regarding safety concerns once construction begins, including having the contractor install a temporary chain-link fence around the construction site. After further discussion and upon motion by Director Seales, seconded by Director Dodds and, upon vote, unanimously carried, the Board approved the installation of the chain link fence, not to exceed the amount of $2,000.

Additional topics included three outstanding ANA invoices requiring further investigation to confirm the details and timing of the work performed and Mr. Fromm scheduling warranty work in the Ridge with Brannen.

MANAGER MATTERS:

Mr. Fromm addressed a concrete failure involving a 13-foot section of sidewalk, curb and gutter that collapsed. After further discussion and upon motion by Director Seales, seconded by Director Dodds and, upon vote, unanimously carried, the Board approved the concrete repair in the amount of $1,200.

The Board discussed the replacing of the monument lighting systems with closed-circuit panels and LED lights with an estimated 55,000-hour lifespan, along with adding convenience outlets at all monuments for holiday lighting and other needs.

The Board discussed preventative pool maintenance with Mr. Mundy of MPM Recreation, including conducting maintenance in the Fall rather than Spring and identifying equipment needed for the upcoming season.

Other topics included completion of the crack seal and infrared repairs, replacement of the Clubhouse toilet seat, delivery of dinner to a former HOA member following a sudden medical issue, the Vendor Appreciation Dinner scheduled for December 3rd at Maggiano's, and a work session scheduled for October 16th to discuss the 2027 Draft Budget.

FINANCIAL MATTERS:

Review and Ratify Approval of Interim Claims

Mr. Duran Rodriguez presented claims totaling $229,820, which included a Fromm & Company invoice with over $10,000 of reimbursable expenses and a Commercial Fence and Ironworks invoice which included change orders on the Willow Creek Trail project. Direction was given by the Board for all irrigation cost estimates to be added to future Sustainable Roots proposals. After discussion and upon motion by Director Seales, seconded by Director Dyck, and, upon vote, unanimously carried, the Board approved and ratified the list of claims, in the amount of $229,820.

Review and Consider Acceptance of the Variance Report, Schedule of Cash Position and Property Tax Schedule.

Mr. Duran Rodriguez provided a financial overview, reporting on the General Fund at 57% of budget, capital projects at 15%, $6.1 million in cash reserves earning 3.7% interest, and 98.74% of property taxes collected. After further discussion and upon motion by Director Seales seconded by Director McLaughlin, and, upon vote, unanimously carried, the Board accepted the Variance Report, Schedule of Cash Position and Property Tax Schedule, as presented.

The Board discussed the invoice approval process in Bill.com and Director access to invoices with approval authority remaining solely with Director Dyck.

LEGAL MATTERS:

The Board discussed Ireland Stapleton as new legal counsel after interviewing three firms. The Board expressed enthusiasm and was particularly impressed with their extensive knowledge of construction, real estate, and special district law. After discussion and upon motion by Director Seales, seconded by Director Dodds, and, upon vote, unanimously carried, the Board approved hiring Ireland Stapleton as the District's legal counsel and allowing Director McLaughlin a brief introductory call with Mr. Ross.

PUBLIC COMMENT:

Residents expressed concerns regarding District spending on security, District's status on TABOR and safety and aesthetic issues at a particular pedestrian pathway.

OTHER BUSINESS:

Quorum for October 9, 2026, Regular Meeting of the Board

A quorum was confirmed for the next regular meeting scheduled for October 9, 2026.

ADJOURNMENT:

There being no further business to come before the Board at this time, upon a motion made by Director Seales, seconded by Director Dodds and upon vote, unanimously carried, the meeting was adjourned at 11:19 a.m.

Respectfully submitted,

By _____ VP
Secretary for the Meeting