

**MINUTES OF THE BRICK WALL COMMITTEE MEETING, OF THE
HERITAGE HILLS METROPOLITAN DISTRICT (THE “BWC”)
HELD
MARCH 30, 2026**

A Brick Wall Committee meeting of the Heritage Hills Metropolitan District (referred to hereafter as the “BWC”) was convened on March 30, 2026, at 2:00 p.m., at the Heritage Hills Clubhouse, 9201 Heritage Hills Parkway, Lone Tree, Colorado 80124.

ATTENDANCE:

Committee members in attendance were:

Jerome Dyck
Brad Dodds
Michael McLin
Gray Boyles
Amos Smith
Alex DiMercurio
Michael Devere

Also, in attendance were:

Carson Besgrove, Merrick & Company (“Merrick”)
Steve Fromm and Chasity McKinnon, Fromm & Company LLC (“Fromm”)

MEETING SUMMARY

SUMMARY

The Heritage Hills Brick Wall Committee met to discuss the conditions and whether to repair or replace the brick walls throughout the neighborhood. The committee reviewed engineering reports from ANA showing that the current walls are deteriorating with rebar corrosion and require either repair or replacement. Key concerns included the high cost of replacement (\$550-600 per linear foot, totaling approximately \$7 million), the challenges of matching the unique colored brick, and questions about property ownership and responsibility for different sections of walls. The committee discussed obtaining cost estimates from multiple contractors for both repair and replacement options, with particular interest in using ANA as the engineering consultant. They also examined property ownership maps to understand which walls fall under Metro District versus private property. The group agreed that replacement would likely be necessary due to structural issues but needed to present both repair and replacement options to the full board for decision.

Heritage Hills Brick Wall Investigation

The meeting focused on investigating brick wall construction issues in the Heritage Hills community. The Brick Wall committee was formed to gather information and make recommendations about brick wall repair or replacement and related matters. The discussion revealed that the community’s brick walls

are constructed similarly to the city's walls, using a larger brick with grout and rebar inside. Director Dodds explained the technical construction process, including the use of extruded bricks, mortar, and reinforcing ladders. The committee reviewed timeline information from the city's experience with similar brick walls, which showed signs of failure 3-7 years after construction.

Action Items - Next steps

- Committee: Obtain cost estimates from multiple-qualified masonry contractors for both repair and replacement options for the brick walls, ensuring apples-to-apples scopes and including design-build where appropriate.
- Committee: Draft and approve a clear scope of work for both repair and replacement options to provide contractors for bidding.
- Committee: Request ANA (Atkinson, Nolan Associates) to provide a current, detailed cost estimate for repair and replacement of the brick walls, including both panel and column costs.
- Committee: Invite Donald Harvey (ANA) and other relevant ANA representatives to the next committee meeting to address technical/engineering questions and provide input on replacement vs. repair.
- Committee: Schedule for the next committee meeting for the week of April 13-17, including invitations to ANA and other key stakeholders.
- Committee: Develop a list of legal questions regarding property ownership, easements, license agreements, and responsibilities for walls bordering different types of property (Metro District, HOA, private, commercial) and send them to legal counsel for written response.
- Committee: Task Merrick with creating a visual map of all brick wall and split rail fence locations, color-coded by ownership and condition, and including a legend for reference in future meetings.
- Committee: Share the compiled list of potential masonry contractors with the group for consideration in the bidding process.
- Committee: At next Metro Board meeting, request approval to engage contractors for bids and to have ANA provide updated cost estimates.
- Committee: Review and select a secure cloud storage solution (e.g., Microsoft 365, Google Drive) for committee documents, with Corbin/Steve to investigate options and report back.
- Ms. McKinnon: Send out the Brick Wall Repair Denver document to the committee.
- Committee: Plan a neighborhood walk on the 16th to inspect brick wall conditions, with focus on areas of concern identified during the meeting.
- Committee: Prepare a written analysis/comparison of repair vs. replacement options, including cost and longevity, for presentation to the full board and community.
- Committee: Consider inviting legal counsel to a future meeting or preparing a written Q&A to address easement, survey, and property access questions.
- Committee: For the Lincoln entrance test section, define scope for repair/replacement pilot and coordinate necessary surveys or property verification as needed.