

**MINUTES OF THE BRICK WALL COMMITTEE MEETING, OF THE
HERITAGE HILLS METROPOLITAN DISTRICT (THE “BWC”)
HELD
APRIL 16, 2026**

A Brick Wall Committee meeting of the Heritage Hills Metropolitan District (referred to hereafter as the “BWC”) was convened on April 16, 2026, at 2:00 p.m., at the Heritage Hills Clubhouse, 9201 Heritage Hills Parkway, Lone Tree, Colorado 80124, and via ZOOM. The meeting was open to the public, by virtual attendance only.

ATTENDANCE:

Committee members in attendance were:

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

Also, in attendance were:

Donald Harvey, Atkinson-Noland & Associates (“ANA”)
Carson Besgrove, Merrick & Company (“Merrick”)
Steve Fromm and Chasity McKinnon, Fromm & Company LLC (“Fromm”)
Members of Public: Faith Walters, Heather, Jason Engleman, Jeanne Custy, Jeremy Slavec, Jill Clark, Joshua Manweiler, Katie Braden, M., Lanette Benton, Steve Shriver and Tom.

MEETING SUMMARY

Quick recap

The meeting focused on reviewing the condition and potential repair options for brick walls in Heritage Hills. Don Harvey from ANA presented detailed information about the structural issues, including sagging, corrosion, and deterioration in the walls, comparing them to similar problems to the City of Lone Tree. The committee discussed repair versus replacement options, with Mr. Harvey explaining that repairs would only provide temporary solutions due to ongoing corrosion issues. They explored the possibility of reusing existing piers and investigated the depth of current foundations, which appeared to be around three feet rather than the desired eighteen feet. The group also discussed procurement approaches, potential contractors, and the need for easements to access and work on the walls. Legal considerations regarding property ownership and easements were reviewed, showing that different sections of walls belonged to various entities including the Metro District, HOA, and South Suburban Parks and Recreation. The conversation ended with discussions about financing options and the need to gather cost estimates for both repair and replacement scenarios before making further decisions.

SUMMARY

Heritage Hills Brick Wall Analysis

Don Harvey from ANA presented a detailed analysis of the brick wall structures in Heritage Hills, explaining their construction, common issues, and distress patterns. He identified several problems including sagging (caused by insufficient bottom support and corrosion of reinforcing bars), brick spalling, efflorescence, and expansion joint issues. The committee discussed concerns about pier depth, with questions raised about whether the current 3-foot depth was sufficient compared to the 18-foot depth used in the City of Lone Tree project. Mr. Harvey clarified that while the walls are generally structurally sound and not an immediate hazard, ongoing corrosion of reinforcing steel could weaken the structures over time, particularly in lateral loading scenarios.

Brick Fence Condition Assessment Meeting

The committee discussed the condition and potential failure of brick fences, comparing them to city walls and noting that distress can progress exponentially over time. They examined a repaired section of fence that appeared to have received a shallow foundation treatment, with concerns raised about its long-term stability. The discussion included details about the contractor U.S.A. Masonry, which had been sued by the city in 2014 and settled for about a million dollars. The committee observed that the fence was approaching a critical point where dogs could potentially escape through bottom sections, with failure expected within years.

Concrete Panel Repair Challenges

The committee discussed challenges with repairing concrete panels, explaining that while repairs can temporarily address issues like cracks and corrosion, they do not solve underlying problems long-term. They described various repair methods including using pin piles, structural wallpaper with mesh, and steel angles, but noted that all these approaches are labor-intensive and only provide temporary fixes rather than permanent solutions. The discussion concluded by explaining that the City of Lone Tree ultimately chose replacement over repair due to the ongoing maintenance requirements and desire for a longer-lasting solution.

Fence Replacement Options Discussion

The committee discussed various options for fence replacement, including precast solutions and different materials like concrete block and clay brick. They explored the aesthetics and costs of these options, with a focus on maintaining the community's appearance. The group debated whether to repair the current walls or replace them, considering both financial and engineering aspects. They also discussed the possibility of prefabricated panels and the need to pre-qualify contractors for future replacement projects. The committee agreed to follow up on obtaining cost estimates from previous studies and identifying top contractors in Colorado for potential bids.

Fence Wall Repair Options Discussion

The committee discussed options for repairing and improving a brick wall fence, focusing on potential cap materials and their effectiveness. They compared precast concrete caps to natural limestone sandstone, noting that while concrete offers better water shedding capabilities, limestone provides superior durability with a lifespan of hundreds of years. The discussion also covered the current fabric material used between piers, which serves to allow expansion but has deteriorated over time, and clarified that in any reconstruction project, all above-ground brick materials would be replaced regardless of whether piers are being reused.

Foundation Options for Construction Project

The committee discussed foundation options for a construction project, considering the use of micropiers as an alternative to traditional concrete drill piers. They explored the benefits of micropiers, including their ability to avoid utilities and minimize property damage. The discussion also covered details of pier construction, including the use of a reinforced grouted bond beam and J-hooks to prevent sagging. The committee requested examples of well-constructed brick walls in Colorado neighborhoods for reference.

Clay Brick Material Selection Discussion

The discussion focused on material options for a construction project involving clay brick products. The committee explored the possibility of using 6-inch versus 8-inch-thick bricks, with the 8-inch option providing better corrosion protection and potentially extending lifespan by about 10-20 years per inch of additional cover. They also discussed the challenges of custom orders versus off-the-shelf availability, with custom options requiring longer lead times and higher costs. Regarding project delivery methods, the committee determined that a design-build approach might not be ideal for this repetitive work, as the project does not require significant flexibility or adaptation.

Brick Wall Repair Strategy Discussion

The committee discussed approaches for addressing brick wall issues, agreeing that temporary repairs might be more cost-effective than full replacement over the next 5 years. They decided to pursue a cost analysis comparing repair and rebuild options, with next steps including obtaining a cost study from the City and identifying recommended contractors. The group also discussed investigating pier depths, deciding to explore potholing capabilities with a vac truck to determine the ultimate depth of piers, with plans to obtain proposals for this work to present to the board.

Brick Wall Repair Easement Discussion

The committee discussed challenges with repairing and replacing brick walls, focusing on procurement of non-standard bricks and the need for easements from various property owners including South Suburban Parks and Rec, Metro District, and Heritage Hills HOA. Mr. Besgrove recommended pursuing easements rather than licensed agreements to ensure permanence across property ownership changes. The group also explored financing options, with discussions about potential bonding capabilities and the need to investigate budget implications, though specific cost estimates were not available. Next steps include gathering estimates from contractors, particularly Mr. Harvey, and scheduling a follow-up meeting to review repair versus replacement options for a selected wall section.

Action Items - Next steps

- Mr. Besgrove: Reach out to Mr. Harvey to obtain a list of recommended contractors and examples of recently constructed brick walls/neighborhoods for reference
- Mr. Besgrove: Coordinate with Mr. Harvey to investigate the feasibility and cost of using repurposed/used brick for repairs
- Mr. Besgrove: Gather and forward repair and replacement cost estimates for committee review
- Mr. Besgrove: Work on obtaining proposals from utility locate/potholing companies for determining pier depth and present to board
- Mr. Fromm: Send budget information to Ms. DiMercurio for financial analysis
- Ms. DiMercurio: Contact Ms. Dauer (legal) to discuss financing options for the project
- Mr. Besgrove: Quantify the length of wall, number of columns, and number of panels for the section of wall south of the gates near Lincoln as a scope of work for cost estimates
- Ms. McKinnon: Send out dates for next meeting (in 30 days or as appropriate based on information gathering)
- Legal team: Develop a timeline and plan for starting the easement process
- Mr. Besgrove: Forward information from Mr. Harvey about repair estimates to Mr. Fromm or himself for meeting scheduling