

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
APRIL 10, 2026**

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District (referred to hereafter as the “Board”) was convened on April 10, 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

Paul Strickland, Secretary

Heath McLaughlin, Assistant Secretary

Also, in attendance were:

Barbara Vander Wall, Esq. and Elizabeth Dauer, Esq., Seter, Vander Wall & Mielke, P.C. (“SVWM”)

Evan Wolf, Ricardo Garcia and Adam Thouvenot, Brightview Landscape Services (“Brightview”)

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, Faith Walters, Katie Braden, Jeremy Slavec and Jill Clark.

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

PUBLIC COMMENT:

A resident noted that she was recording the meeting.

CONSENT AGENDA:

Summary from March 11, 2026, Work Session – Overlook Park Pavilion

Upon motion by Director Seales, seconded by Director Strickland, and, upon vote, unanimously carried, the Board approved the summary from March 11, 2026, Work Session – Overlook Park Pavilion, as presented.

Minutes from March 13, 2026, Regular Meeting of the Board

Upon motion by Director Seales, seconded by Director Dyck, and, upon vote, a majority of the Board approved the meeting minutes, as presented, with Director Strickland abstaining.

SECURITY MATTERS:

Security, Gates, and Barrier Arm System

Mr. Clarkson reported on one gate strike and a vehicle incident that damaged a camera, which is being evaluated for repair. Additional topics addressed were traffic sensor loops and signage at the entrances.

Update on the MyQ Community App

Ms. McKinnon reported on monthly webinars and continued issues with over-sized vehicle access.

LANDSCAPING MATTERS:

April Maintenance Report

Mr. Wolf opened the discussion on whether to continue with flower beds or switch to perennials due to water restrictions, with a proposal to be presented at the next board meeting, showing alternative options. Other topics addressed by Mr. Wolf included tree maintenance, converting to a Netafim drip system for flower beds, mulch for flower beds and rock conversion for woodchip areas. Discussion ensued. No motions were made.

ENGINEERING MATTERS:

Mr. Besgrove presented status updates on the following projects:

Heritage Hills Parkway Fence

The Board discussed a survey proposal for Heritage Hills Parkway fence, with a quote from JR Engineering at \$6,300 compared to Merrick's \$20,000. Discussion ensued regarding the differences in scopes of work and requirements for the brick wall. After discussion, the Board decided to proceed with a full survey of the entire Tract E rather than just a section.

Willow Creek Trail Project

Mr. Besgrove reported that only one bid was received, from Commercial Fence and Ironworks, totaling \$167,760.90, to include the fencing, gate, and pedestrian lighting. He noted there are concerns about CFI's lighting pricing being significantly higher than estimates. After further discussion and upon motion by Director Seales, seconded by Director Strickland, and, upon vote, unanimously carried, the Board approved to negotiate with the preferred bidder to break out the project scope to include fencing only, and defer the electrical components to a separate contract, based on the fencing portion appearing to have reasonable pricing.

Overlook Park Pavilion Project

Mr. Besgrove confirmed that Denver Dirtworks has been identified as the preferred bidder and has been asked to provide updated pricing by May 1st reflecting the revised project timeline.

MANAGER MATTERS:

Project Manager Report

Topics presented and discussed included a water fountain near Overland Park, drainage, and ADA ramp issues on Aspen Hill Lane, 3-foot brick wall at Lincoln entrance, and Xcel street lighting options.

After discussion and upon motion by Director Seales, seconded by Director Strickland, and, upon vote, unanimously carried, the Board authorized retaining consulting engineer Mr. Harvey with ANA, to advise the Brick Wall committee on prepared questions, in an amount not to exceed \$1,500.

After discussion and upon motion by Director Dyck, and seconded by Director Dodds, the Board further authorized Mr. Besgrove to prepare a scope to allow the Board to obtain cost estimates for fence replacement of a section of the wall.

FINANCIAL MATTERS:

Review and Ratify Approval of Interim Claims

Mr. Duran Rodriguez presented the total list of claims totaling \$150,911.23, with \$104,534.77 from the General Fund and \$46,376.46 from Capital Projects. Upon motion by Director Seales, seconded by Director Dyck, and, upon vote, unanimously carried, the Board approved and ratified the list of claims, as presented.

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

Mr. Duran Rodriguez provided an overview of expenditures at 11.94% of the Annual Budget and Cash Position of \$5.77 million. After further discussion and upon motion by Director Seales seconded by Director Strickland, and, upon vote, unanimously carried, the Board accepted the Variance Report, Schedule of Cash Position and Property Tax Schedule, as presented.

LEGAL MATTERS:

Legal Status Report

Ms. Dauer presented her legal status report to the Board.

Consider Resolution Adopting a Policy Regarding the Rules of Board Member Conduct.

Ms. Dauer presented a Resolution Adopting a Policy Regarding the Rules of Board Member Conduct. After review and discussion, the Board provided direction to Ms. Dauer to make revisions and present the updated Resolution at the next board meeting.

DIRECTOR MATTERS:

Brick Wall Committee

Discussion was held regarding concerns about public comment policies and transparency. Additional topics discussed were committee minutes, wall repair vs removal, wall ownership, committee members, HOA responsibilities, etc.

A motion made by Director Dodds, seconded by Director McLaughlin, for the dissolution of the current Brick Wall Committee failed.

EV Bikes and Scooters

The Board addressed concerns about electric vehicles and scooters in the community, deciding to focus on education and communicate with the community, rather than enforcement.

PUBLIC COMMENT:

Public comments included concerns regarding the high cost of contractors for projects, the Brick Wall committee, and a community podcast.

OTHER BUSINESS:

Quorum for May 8, 2026, Regular Meeting of the Board

A quorum was confirmed for the next regular meeting scheduled for May 8, 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 11:56 a.m.

Respectfully submitted,

By


Secretary for the Meeting