

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
AUGUST 14, 2026**

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District (referred to hereafter as the "Board") was convened on August 14, 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:

Leigh Dufresne, 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")

Chester Gilliam, Wizard Works Security Services ("Wizard Works")

Members of Public: Josh Manweiler, Katie Braden, 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 Dodds, seconded by Director Seales and, upon vote, unanimously carried, the Board approved the agenda as presented.

PUBLIC COMMENT:

A resident inquired whether residents may be granted access to video surveillance footage following an incident and another resident inquired about the District's status on TABOR.

CONSENT AGENDA:

Minutes from July 10, 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

Mr. Gilliam reported ongoing supplier delays, and that they are increasing their inventory of gate parts to minimize repair delays. Discussion was held regarding the Willow Creek Trail gate access, lighting, and camera placement, noting that cameras will be positioned to protect resident privacy. Mr. Gilliam presented a proposal of \$28,731.67 for Wizard Works portion of the project, excluding lighting. After further discussion and upon motion by Director Seales, seconded by Director Strickland and, upon vote, unanimously carried, the Board approved the proposal in the amount of \$28,731.67.

Additional discussions were held regarding streamlining invoice submission and payment processes, potential additional signage directing vehicles fully onto the sensor pads at each resident lane entrances, backup options during internet interruptions, the effectiveness of the camera system on capturing incidents and providing footage promptly and the possibility of an alert for vehicles traveling in the wrong direction through the exit gates, with Mr. Gilliam confirming he will look into available options.

LANDSCAPING MATTERS:

August Maintenance Report

Topics addressed by Ms. Dufresne included landscaping updates, turf care progress and spot treatments for stressed areas, and tree injection treatments. A more selective approach to signage requirements for internal tree treatments versus sprayed applications was also addressed, with the Board recommending landscape edging or stoppers along Willow Creek Trail to help keep rocks off the path.

Neighborhood Medians Project - Proposal

A proposal for \$129,454.77 was presented to complete the median project, noting that five medians have been completed. Ms. Dufresne confirmed the remaining medians can be completed with the necessary irrigation modifications. Ms. Dufresne noted that the cost of the irrigation modifications are not included in the proposal. The Board discussed phasing the median work and utilizing test medians to gather resident feedback, and requested alternative designs incorporating different plant materials, decorative rock, and more attractive, longer-blooming ground cover for presentation at the next Board meeting.

Additional Mulch to Playground Areas - Proposal

Ms. Dufresne presented a proposal in the amount of \$8,000 for the addition of five inches of mulch to the playground areas. It was noted that the budgeted amount for mulch had been fully utilized. Following discussion, the Board deferred this item.

Moisture Manager Turf Application – Proposal

Discussion was held regarding a \$6,800 Turf Moisture Management proposal presented by Ms. Dufresne, covering eight acres. The Board opted to test the treatment on a smaller area to evaluate its effectiveness before proceeding further. Following discussion and upon motion by Director Seales, seconded by Director Dodds and, upon vote, unanimously carried, the Board approved proceeding with treatment on a test area in the amount of \$1,000.

Additional topics included soccer field improvements, potentially relocating goal post and installing netting to prevent balls from entering the street and the improvement in the landscaping in the last thirty days. Water usage was reported to be at 77.5%, under the 80% Denver Water allotment, due to effective irrigation management. Snow removal responsibilities were also discussed, with Mr. Dufresne anticipating an update and potential alternative bid for presentation at the September Board meeting.

ENGINEERING MATTERS:

Mr. Besgrove presented status updates on the following projects:

Willow Creek Trail Project

Mr. Besgrove reported four to five remaining fence punch-list items, including fence cleaning, installing screen mesh, and replacement of a missing cap. Additionally, the Willow Creek project contract is currently under legal review.

Overlook Park Pavilion Project

Mr. Besgrove presented a proposal from Ground Engineering in the amount of \$4,395 for required concrete, soil, and structural steel welding inspections for the Overlook Park Pavilion project. Construction is anticipated to begin the following week and be completed in November. After further discussion and upon motion by Director Dodds, seconded by Director Strickland and, upon vote, unanimously carried, the Board approved the proposal presented in the amount of \$4,395.

MANAGER MATTERS:

Discussion was held regarding a Cedar Hill Way resident's request for additional trees to be planted, to help mitigate noise and light concerns. Following discussion, the Board determined there was insufficient space for additional planting.

Additional topics included monument lighting repairs, which are approximately halfway complete; waiting on Xcel lighting options, the successful pool season, year-end lifeguard event, and an updated pool schedule as the season comes to a close; concluding with a consistent newsletter to be distributed each season throughout the year.

Discussion was held regarding a \$46,831 proposal for the annual crack seal and infrared patchwork maintenance. Mr. Fromm noted that the District roads remain in excellent condition and that the maintenance completed over the past several years has contributed significantly to their condition. After further discussion and upon motion by Director Dodds, seconded by Director Dyck and, upon vote, unanimously carried, the Board approved the proposal presented in the amount of \$46,831.

A maintenance contract was presented and discussed, for Sprinkler Solutions for irrigation maintenance and repairs. Following discussion and upon motion by Director Seales, seconded by Director Dodds and, upon vote, unanimously carried, the Board accepted the contract agreement with Sprinkler Solutions.

FINANCIAL MATTERS:

Review and Ratify Approval of Interim Claims

Mr. Duran Rodriguez presented the total list of claims totaling \$420,236.57. The Board expressed concerns regarding security, landscaping and extra engineering expenses, with discussion providing clarification regarding the scope of work and associated costs. 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 \$420,236.57.

Review and Consider Acceptance of the unaudited June 30, 2026, Financial Statements, Variance Report, Schedule of Cash Position and Property Tax Schedule.

Mr. Duran Rodriguez stated that property tax collection is 96.78%, with expenditures at 50.94% of the Annual Budget, a General Cash Position of \$6.2 million and \$6.1 million in ColoTrust, collecting an interest rate at 3.76%. After further discussion and upon motion by Director Seales seconded by Director Strickland, and, upon vote, unanimously carried, the Board accepted the unaudited June 30, 2026, Financial Statements, Variance Report, Schedule of Cash Position and Property Tax Schedule, as presented.

LEGAL MATTERS:

The Board discussed the impact of SVW's resignation and the status of interviews conducted with two potential law firms that specialize in special districts. Concerns regarding current legal billing practices were addressed, with the Board agreeing to explore additional firms and establish improved

communication protocols for future legal counsel. The Board also discussed holding an exit interview with outgoing counsel to identify issues related to the firm's decision to resign.

PUBLIC COMMENT:

A resident inquired about the status of the Brick Wall Committee.

OTHER BUSINESS:

Quorum for September 11, 2026, Regular Meeting of the Board

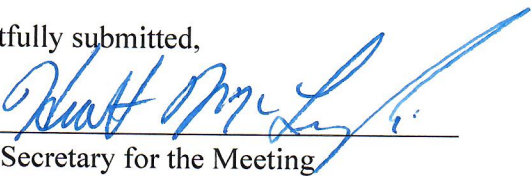
A quorum was confirmed for the next regular meeting scheduled for September 11, 2026, with Director Strickland noting he will be absent.

ADJOURNMENT:

There being no further business to come before the Board at this time, upon a motion made by Director Seales, seconded by Director Dyck and upon vote, unanimously carried, the meeting was adjourned at 10.57 a.m.

Respectfully submitted,

By


Secretary for the Meeting