MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
HERITAGE HILLS METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
JUNE 12, 2026

A regular meeting of the Board of Directors of the Heritage Hills Metropolitan District (referred to hereafter as the "Board") was convened on June 12, 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
Jerome Dyck, Treasurer
Paul Strickland, Secretary
Heath McLaughlin, Assistant Secretary

Absent was Director Brad Dodds, whose absence was excused.

Also, in attendance were:

Elizabeth Dauer, Esq., Seter, Vander Wall & Mielke, P.C. ("SVWM")
Evan Wolf and Adam Thouvenot, Brightview Landscape Services ("Brightview")
Leigh Dufresne, Rangler Stuckey, and Johhny Jimenez, 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, Alicia Brown, Katie Braden, Miles Copeland, Alex DiMercurio, Michael Miller, Mel Mathews, Jeremy Slavec, and Jill Clark. (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 Seales, seconded by Director Strickland and, upon vote, unanimously carried, the Board approved the agenda as presented.

PUBLIC COMMENT:

Residents raised concerns regarding the lack of flowers in the community, lack of speed bumps, and public access to board packets.

CONSENT AGENDA:

Minutes from May 8, 2026, Regular Meeting of the Board

Director McLaughlin requested revisions to the May 8th meeting minutes regarding the Brick Wall Committee summaries, stating that titles should be added next to the committee members and the submission of questions to legal counsel from Director McLaughlin related to the brick wall project. After further discussion and upon motion by Director Seales, seconded by Director Strickland and, upon vote, unanimously carried, the Board approved the meeting minutes, with the requested revisions.

SECURITY MATTERS:

Security, Gates, and Barrier Arm System

Mr. Clarkson reported that there were three gate strikes in May. Additional topics addressed were installation of a camera to improve the crosswalk view, vehicle damage collection process, and a discussion about verifying how insurance claims are handled through the CSD Pool.

LANDSCAPING MATTERS:

June Maintenance Report

Topics addressed by Mr. Wolf included a landscaping update, irrigation issues, additional mulch needed in some bare areas in the community, with continued discussion of mulch conversion to rock, tree maintenance, and beautification projects. Additionally, the Board also discussed placing the tree removal project on hold. After further discussion, and, upon motion by Director Strickland, seconded by Director Seales and, upon vote, unanimously carried, the Board approved adding mulch to the highest need areas, not to exceed the amount of $30,000.

ENGINEERING MATTERS:

Mr. Besgrove presented status updates on the following projects:

Brick Walls and Fencing

The Board reviewed a proposal from ANA for a survey related to brick wall repair/replacement project, which came in at $23,000 rather than the much lower anticipated amount, which led to discussion about obtaining additional engineering bids for comparison.

Willow Creek Trail Project

Discussion was held pertaining to the Willow Creek Trail project. After further discussion the Board directed Mr. Besgrove to follow the easement as it leaves the sidewalk, while staying outside the easement area, with brick columns and automated gate access areas marked, so these features can be added at a later time.

Overlook Park Pavilion Project

Mr. Besgrove reported that he is working closely with Denver Dirtworks to finalize and execute the necessary project documentation in preparation for the upcoming pre-construction meeting.

MANAGER MATTERS:

Discussion was held regarding access permissions and fence maintenance concerns related to a damaged cedar fence. After discussion, the Board determined not to repair the damaged fence in question, as it is not located on District property.

Other topics presented and discussed included an update on the Amazon package delivery issues, noting that the matter is progressively improving, completion of the Comcast Enhancement Project, signage issues at both entrance gates, deciding to potentially update existing signs with clearer entrance labels, the completion of asphalt work done in the Summit/ Additionally, the Board reviewed Xcel Energy streetlight options and expressed a preference for a warmer white light fixture.

Mr. Fromm gave an overview of the repairs needed to the District's seven monuments. After further discussion, and, upon motion by Director Seales, seconded by Director Strickland and, upon vote, unanimously carried, the Board approved repairs needed to the seven monuments, not to exceed the amount of $4,300.

Ms. Fromm announced the 2026 SDA Conference will be held in Keystone, September 15th-17th.

Ms. Fromm received Board confirmation to sell the furniture located in the lower level of the clubhouse in the amount of $1,000.

FINANCIAL MATTERS:

Review and Ratify Approval of Interim Claims

Mr. Duran Rodriguez presented the total list of claims totaling $158,627.96, Upon motion by Director Seales, seconded by Director Strickland, 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 stated that property tax collection is 62.39%, compared to 64% last year, with expenditures at 24.56% of the Annual Budget and a Cash Position of $5.9 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.

Mr. Duran Rodriguez presented a draft of the 2025 audit, showing total assets of $17.3 million and a positive change in position of $393,000. After further discussion and upon motion by Director Strickland seconded by Director Seales, and, upon vote, unanimously carried, the Board approved the draft of the 2025 audit, as presented.

LEGAL MATTERS:

Legal Status Report

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

Ms. Dauer distributed the legal counsel response memo to questions from the Brick Wall Committee, which will be reviewed at the July meeting along with responses to Director McLaughlin's questions. The Board also discussed transparency and public access to legal work product. Additionally, the Board discussed communication processes for information distribution, deciding to send questions for the Brick Wall Committee and board members through the management company rather than the legal channels.

Ms. Dauer also presented on the topic of De-Brucing, per a previous request from the Board.

DIRECTOR MATTERS:

Mr. Fromm introduced Ms. Dufresne and Mr. Stuckey with Sustainable Roots Landscape Company. Ms. Dufresne presented their company as a potential replacement for Brightview, explaining their background in managing Heritage Hills and providing a proposal outlining their new pricing structure.

The Board discussed the HOA's offer to purchase two gas grills for each pool facility. Discussion included maintenance responsibilities, gas shut-off safety measures and propane storage requirements. Following discussion, the board agreed to accept the HOA's offer.

Discussion returned to the potential transition from BrightView to Sustainable Roots due to ongoing performance concerns. After further discussion and upon motion by Director Strickland, seconded by Director McLaughlin, and, upon vote, the majority of the Board gave authorization to Mr. Fromm to coordinate and facilitate the transition from BrightView for irrigation services.

The Board discussed scheduling a special meeting for the review and consideration of landscape maintenance services proposed by Sustainable Roots Landscape Company.

PUBLIC COMMENT:

Residents inquired about property ownership and legal implications before proceeding with the design work of brick wall repairs. The Board also agreed to post board packets on the website 24 hours before the meeting for better transparency.

OTHER BUSINESS:

Quorum for July 10, 2026, Regular Meeting of the Board

A quorum was confirmed for the next regular meeting scheduled for July 10, 2026.

ADJOURNMENT:

There being no further business to come before the Board at this time, upon a motion made by Director Strickland, seconded by Director McLaughlin and upon vote, with the majority of the Board, the meeting was adjourned at 11:33 a.m.

Respectfully submitted,

By Paul Strickland
Paul Strickland (Jul 15, 2026 11:41:12 EDT)

Secretary for the Meeting