

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
HILLS AT CHERRY CREEK METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
AUGUST 1, 2024

A regular meeting of the Board of Directors of the Hills at Cherry Creek Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, August 1, 2024, at 4:00 p.m., at 7400 East Orchard Road, Suite 3300, Greenwood Village, CO 80111. The meeting was open to the public.

IN ATTENDANCE:

Naomi Cohen, President
Kerry Blacker, Secretary/Treasurer
Andrea Loschen, Asst. Secretary
Keith Ladson, Director
Jay Christopher, Director

Also present were:

Elizabeth A. Dauer, Esq. and Courtney P. Intara, Esq.; Seter, Vander Wall & Mielke, P.C.
Diane Wheeler and Georgia Harland; Simmons & Wheeler

CALL TO ORDER

Director Cohen noted that a quorum of the Board was present and that the Directors had confirmed their qualifications to serve, and therefore called the regular meeting to order at 4:00 p.m.

CONFLICT OF INTEREST/DISCLOSURE MATTERS

Ms. Dauer advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member affirmed their conflicts of interest which had been disclosed and filed with the Secretary of State, and stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

APPROVAL OF MINUTES

Upon motion made, seconded and unanimously carried, the minutes of the June 27, 2024 special meeting were approved as presented. Director Blacker requested that the draft

{00749327}

RECORD OF PROCEEDINGS

meeting minutes be sent to the Board for review prior to the next meeting to assist with the Directors' preparation for same.

FINANCIAL MATTERS

Payment of Claims:

Ms. Wheeler presented the listing of checks for approval in the amount of \$10,467.29. Ms. Wheeler then reviewed the financial statements for the period ending June 30, 2024. Upon motion, second, and unanimous vote, the Board approved and ratified the checks and accepted the financial statements as presented.

DISCUSS POTENTIAL NOVEMBER 5, 2024 ELECTION

Ms. Dauer discussed holding a potential November 5, 2024 election to increase operations and maintenance revenues. She presented sample ballot language for a floating mill levy to achieve a set revenue increase including an inflation factor.

The Board discussed the amount of revenue to request from the voters and reviewed calculations concerning increased operations expenses. The Board discussed and revised the draft ballot language. The Board discussed that an increase of \$226,200 in property tax revenue or \$50 per month for the average household would be ideal to provide all necessary services and perform necessary maintenance on the District facilities. Director Christopher volunteered to create a plan for placement of boulders to protect the brick wall from vehicle collisions.

Ms. Dauer also presented the requirements of the Fair Campaign Practices Act, governing campaign conduct of public officials. The Board determined to call a special meeting for August 29, 2024 at 4:00 p.m. to consider a resolution calling the November 5, 2024 election.

LANDSCAPE MATTERS

The Board discussed xeriscaping in potential areas but noted that the flowers look particularly good. The Board identified that there is water shooting onto the street from the Berry island. Director Cohen will contact landscaping to remedy same.

TENNIS COURT MATTERS

Director Blacker presented the information she gathered for repair and replacement of the sport courts. It was noted that this information is crucial to determining how much to request from the voters should the Board decide to call an election. Ms. Harland noted that she is still trying to make final payments to Game Set Match and will continue to do so.

{00749327}

AUGUST 1, 2024

HILLS AT CHERRY CREEK METRO DISTRICT

RECORD OF PROCEEDINGS

ATTORNEY REPORT

Discuss Correspondence Regarding Potential Tree Branch Damage to Wall

Ms. Dauer reviewed the draft correspondence to the homeowner regarding the tree limbs that are damaging the District's brick wall. Following discussion, the Board directed Ms. Dauer to finalize and send the draft correspondence.

PUBLIC COMMENT

There was no public comment.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 5:21 p.m.

/s/Kerry Blacker
Secretary for the Meeting

{00749327}