

MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
HILLS AT CHERRY CREEK METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
AUGUST 7, 2024

A special meeting of the Board of Directors of the Hills at Cherry Creek Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, August 7, 2024, at 3:30 p.m. via Zoom teleconferencing service. 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.

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 special meeting to order at 3:30 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.

DISCUSS POTENTIAL NOVEMBER 5, 2024 ELECTION

The Board discussed calling a November 5, 2024 TABOR election to increase operations and maintenance revenues. The Board discussed 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 and maintenance expenses. The Board discussed and revised the draft ballot language. The Board discussed that an increase of \$137,000 in property tax revenue or \$30 per month for the average household would be

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## RECORD OF PROCEEDINGS

adequate to provide all necessary services and perform necessary maintenance on the aging District facilities.

Ms. Dauer also presented the requirements of the Fair Campaign Practices Act, governing campaign conduct of public officials. The Board discussed a community survey to better ascertain support for a tax increase ballot measure in November.

### 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 4:28 p.m.

/s/ Kerry Blacker  
Secretary for the Meeting