

MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
HILLS AT CHERRY CREEK METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
AUGUST 29, 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 Thursday, August 29, 2024, at 4:00 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 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

The Board discussed and considered the draft minutes of the August 1, 2024 and August 7, 2024 meetings. Director Blacker requested that minutes be sent for Board consideration approximately two weeks after each meeting. Director Christopher suggested a revision to the August 7 minutes to change the word “ideal” to “adequate.” Upon motion duly made, seconded, and unanimously carried, the Board approved the August 1, 2024 and August 7, 2024 meeting minutes as amended.

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CONSIDER ADOPTION OF RESOLUTION CALLING NOVEMBER 5, 2024 SPECIAL  
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.

Ms. Dauer presented the requirements of the Fair Campaign Practices Act, governing campaign conduct of public officials. The Board discussed the results of the community survey regarding a potential tax increase ballot measure in November.

Ms. Dauer presented the Resolution Calling a Special Election Referring a Ballot Issue to the Registered Electors of the Hills at Cherry Creek Metropolitan District Pursuant to Article X, § 20 of the Colorado Constitution. Upon motion duly made, seconded, and unanimously carried, the Resolution Calling a Special Election was approved as presented.

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 4:41 p.m.

/s/ Kerry Blacker  
Secretary for the Meeting

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