

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

HOMESTEAD HILLS METROPOLITAN DISTRICT

Held: Monday, August 15, 2022 at 4:30 p.m.

*This meeting was held via teleconference.*

Attendance

The special meeting of the Board of Directors of Homestead Hills Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Scott Bustios, President  
Ashley Balais, Treasurer  
Joseph Monahan, Secretary  
Leslie Stokes, Assistant Secretary

Sharyl Stafford was absent and excused.

Also present were Zachary P. White, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Cheri Miller, MSI, Inc., District Manager; Margaret Henderson, CliftonLarsonAllen, District Accountant; and members of the public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present and the meeting was called to order.

Conflict of Interest Disclosures

Mr. White advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. White reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. White inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

Mr. White presented the proposed agenda to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended to include a discussion about establishing committees in the community.

Public Comment

Members of the public spoke about a desire for greater understanding about what the District is responsible for and what residents are responsible for.

Consent Agenda

Mr. White reviewed the items on the consent agenda with the Board. Mr. White advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- July 19, 2022 Special Meeting Minutes

District Matters

Before addressing agenda items, Mr. White described to the Board and the members of the public the role of the District in the community, and the differences between a conventional homeowners association and a metropolitan district.

Discuss and Confirm  
Builder Walk-Through  
Date

The Board engaged in a discussion regarding the Builder Walk-Through Date. Ms. Miller indicated the walk-through is scheduled for October 4 at 10:30. The Board requested the landscape contractor attend the walk-through.

Landscape Maintenance  
Report and Update

Ms. Miller updated the Board regarding landscaping issues. The sprinklers in the detention pond have been on, and sprinklers on the west side of the property have been fixed. Director Bustios provided a historical update to the Board regarding landscaping issues.

Discuss Community Event  
to meet BOD

The Board engaged in a discussion regarding Community Event to meet the Board of Directors. Following discussion, upon a motion duly made and seconded, the Board approved reserving the City's block party trailer and scheduled a community event on September 16<sup>th</sup>.

Discussion re NABR  
Network

The Board engaged in a discussion regarding use of the NABR network or other social media platforms. The Board wants a easy way to communicate with the community. Mr. White discussed

Discuss Request for

adopting a policy regarding use of social media by the District and

provided a sample policy to the Board. No action was taken.

**Proposals for Management Company**

The Board engaged in a discussion regarding Request for Proposals for Management Company. The Board requested Mr. White solicit proposals for consideration by the Board.

**Discuss Request for Proposals for Maintenance Contracts**

The Board engaged in a discussion regarding Request for Proposals for Maintenance Contracts. Ms. Miller updated the Board that she has sent an RFP to five separate landscaping companies.

Legal Matters

**Discuss Website Statutory Requirements and Director Contact Information**

Mr. White discussed with the Board the statutory requirements for district websites. No action was taken.

Financial Matters

None.

Other Business

The Board discussed establishing committees and the process to do so. The Board would like to see at least a social and landscape committee. Mr. White discussed the role of committees and the authority the Board can delegate to committees.

Next Meeting

September 27, 2022

Adjourn

There being no further business to come before the Board, and following discussion and upon a motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

*Ashley Balais*  
Ashley Balais (Sep 29, 2022 10:12 MDT)

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Secretary for the Meeting

The foregoing minutes were approved on the 27<sup>th</sup> day of September, 2022.