

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
OF
HEATHER RIDGE METROPOLITAN DISTRICT NO. 1**

Held April 16, 2020, at 4:00 p.m. held via Conference Call

Director Attendance/ Qualifications	<p>A meeting of the Heather Ridge Metropolitan District No. 1 (the “District”) was held as shown above and in accordance with the applicable statutes of the State of Colorado. A public audience was in attendance. The following Directors, having confirmed their qualification to serve on the Board, were in attendance:</p> <p style="padding-left: 40px;">Errol Rowland Patt Dodd Bette Secord Van Lewis Kay Griffiths</p> <p>Also present for the District: Sean Allen, Esq., White, Bear Ankele Tanaka & Waldron, general counsel; Diane Wheeler, Simmons & Wheeler, P.C., District accountant; Larry Ransford and Barry McConnell.</p>
Call to Order/Quorum	<p>Director Rowland noted a quorum was present and each Director present confirmed they were qualified to serve. Director Rowland referenced the District’s mission statement.</p>
Conflict Disclosure	<p>Mr. Allen advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Allen inquired whether members of the Board had any disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. Director Rowland reminded the Board that he is performing District website maintenance and management services for which compensation is paid. All Board members confirmed there are no other conflicts of interest.</p>
Approval of Agenda	<p>The agenda was approved by the Board.</p>
Consider Adoption of Resolution Declaring Emergency Procedures to Authorize Telephonic Regular and special Meetings in Lieu of In- Person Meetings	<p>The Board reviewed the Resolution Declaring Emergency Procedures to Authorize Telephonic Regular and special Meetings in Lieu of In-Person Meetings. Following discussion, upon motion duly made and seconded, the Board adopted the resolution.</p>
Consider Adoption of Resolution Establishing an Electronic Signature Policy	<p>The Board reviewed the Resolution Establishing an Electronic Signature Policy. Following discussion, upon motion duly made and seconded, the Board adopted the resolution.</p>
Directors Kline and Beldock Resignation; May 2020 Director Election Results; Three Vacancies and Appointments Effective May 5, 2020[K. Griffiths, J. Beldock, C. Richardson]	<p>The Board engaged in a general discussion regarding Director Kline's resignation as of March 2020 and Director Beldock resignation as of November 2019, and the May 2020 Director Election results. The Board also discussed the three vacancies. Mr. Charlie Richardson, Ms. Griffiths and Ms. Beldock expressed interest and willingness to be appointed to the 3 vacancies since they were not filled by the director election. The board approved the appointments with an effective date of May 5, 2020.</p>
Minutes	<p>The minutes from the October 17, 2019, meeting was discussed. Following discussion, upon motion made and seconded, the Board approved the minutes.</p>

Community Reports

Director Lewis gave the Board a general update. Mr. Wells from Front Range Patrol presented the security incident report.

Financial

Financial
Statements/Payment of
Claims

Ms. Wheeler presented the financial statements dated March 31, 2020 and payment of claims. Following discussion, upon motion duly made and seconded, the Board approved the financial statements and accepted the payment of claims.

2019 Audit

Ms. Wheeler noted that the 2019 audit was due at the end of July, and that the auditors have scheduled the field work.

Golf Course Operation Report

General Operations; Tri-
County Health Department
Permission to Open Golf
courses; Covid-19 Safety
Precautions

The general operations report was presented by Mr. Ransford. He noted to the Board the safety protocols being utilized and required by the GCAT. Safety protocols have also been mandated to the golfers and the course has been inspected by the City and passed.

HOA Safety Net Proposals

Director Lewis provided an updated and the Board directed Mr. Lewis to provide the HOAs with a summary of the cost sharing proposal content requirements.

Ms. Dana Mitchell was given the opportunity to speak and she indicated that the incidents of errant golf balls has increased in the last year, her Strawberry HOA can't participate in cost sharing, and that all the cost should be paid for by the District and golf course. Ms. Mitchell gave her opinion that the errant golf ball issue is due to increased number of golfers and their skill level.

Mr. Ransford noted that the golf course was opened in 1971 and that the residential units were constructed along course after it opened and completed by 1982. The Strawberry HOA homes were completed in 1974 and that by 2003, the golf had been opened to the public outside the community. Mr. Lewis asked if the Strawberry HOA had submitted a cost sharing proposal, and Mr. Allen answered that as of this meeting there has not been a proposal to share in the costs of a net, only a request that a net be installed and 100% of the cost be paid by the District.

District Asset Management Report

Clubhouse Capital
Project/Expenditure &
Agreements Report;
Clubhouse Roof
Replacement Construction
Contract: C.E. Jagger
Roofing, Inc.

Mr. McConnell summarized the Clubhouse Capital Project/Expenditure & Agreements Report. Mr. McConnell discussed the roof replacement bids. Upon motion and second, the Board approved the roof replacement contract with C.E. Jagger Roofing, Inc.

Restaurant Operations; Take
Out/Delivery Only Impact;
Monthly Lease Payment

Mr. McConnell provided a summary to the Board and noted that a temporary good will lease payment reduction had been extended to Noonan's to help offset the financial impacts in restaurant sales and closure due to the pandemic.

Miscellaneous

All Board members were confirmed as having authority to authorize and sign

checks.

2020 Annual Administrative
Resolution

The Board reviewed the 2020 annual administrative resolution. Following discussion, upon motion duly made and seconded, the Board adopted the resolution.

Next Regular
Meeting/Adjourn

Meeting adjourned.

The foregoing minutes were approved by the Board of Directors on October 15, 2020, and constitute a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting