

LIBERTY HILL METROPOLITAN DISTRICT

Official Board of Directors Meeting Minutes

November 18, 2013

The Directors of the Liberty Hill Metropolitan District held its regular meeting at S. Holly Baptist Church, 7101 S. Holly St., Centennial, CO 80122 after satisfying the legal requirement for publication notice.

The following Directors were present: Cameron McDonnell, Betty Thomsen, Andrea Bobb, Danielle Greenleaf (via phone), and Joel George

The following Directors were absent: None

Guests in attendance: Sheldon McDonnell (resident)

Call to Order

The meeting was called to order by Chairman McDonnell at 6:33 p.m. after declaring a quorum of Directors present as reflected by this record.

- I. The October meeting minutes were reviewed and signed by the Board. Motioned for approval by J. George, seconded by B. Thomsen.
- II. The October 2013 Treasurer's report was reviewed by the Board. Motioned for approval by B. Thomsen, seconded by C. McDonnell.
- III. J. George reported that bills were paid to American Quality (October perimeter maintenance); Standard Fence (deposit for fence project); Sage Design (final payment for the design contract); and J. George (reimbursements for the website hosting and storage locker fees). He submitted the third quarter Form 941 to the IRS for payroll taxes paid during the quarter.

OLD BUSINESS

- I. Perimeter update: All contractors have tax-exempt forms.

NEW BUSINESS

- I. Perimeter update:
 - A. C. McDonnell reviewed the progress on the perimeter update that has occurred since the Board's October meeting (see attached addendum). Construction is going well.
 - B. Remaining holes in the fence will be filled in—all Arapahoe/Dahlia holes by Friday, 11/22.

- C. The columns were mistakenly acid-washed but will be fixed.
- D. The Board needs to find stain for the front of the fence.
- II. J. George forwarded a request from resident Justin Vannoy to install a gate in his section of perimeter fence. The Board agreed that it could not agree to Mr. Vannoy's request, due to the need for uniformity in the fence.
- III. The Board reviewed the draft budget submitted by J. George and suggested an adjustment to the Capital Improvement Project estimate for 2014.
- IV. C. McDonnell swore in A. Bobb as the Board's newest Director. A. Bobb took her Oath of Office to be notarized.

NOTES:

The next official District meeting will be held on Wednesday, December 18, 2013 at 6:30 p.m. at the S. Holly Baptist Church at 7101 S. Holly St, Centennial, CO 80122.

There being no new or additional business to be reviewed by the Board at this time, Chairman McDonnell entertained a motion that was duly seconded and voted to adjourn. This regular meeting was adjourned at 7:21 p.m. by unanimous voice affirmation of the Directors present.

Cameron McDonnell, Chairman

December 18, 2013

Date

Joel George, Treasurer

Danielle Greenleaf, Member at Large

Betty Thomsen, Assistant Treasurer

Addendum: Liberty Hill Perimeter update since October's Meeting

Fence

The fence is 90% completed along Arapahoe Road and will be 100% complete by November 22nd if not sooner. We had delays on the Arapahoe section due to 3 trees that were in the way. They have been trimmed by American Quality Landscaping. Standard Fence has been waiting to finish filling in the holes in the fence along Arapahoe until the masonry people finished the columns, which are now complete. Holly will also be complete by November 22nd if not sooner. We did not run into many issues along Holly, except for the rocks making it harder to work. We did not have to do any tree trimming along Holly, either, which saved us money. We did encounter a shed in the way of the fence that required us to use a steel post and use extra time. We will have an extra charge for this, but it will be minimal. We have allocated extra money into the fence project and we are still well under what we projected. Easter will be starting as early as November 21st and will take about 2 weeks to complete.

Masonry

As of November 18th, the masonry company is 90% complete with the project and only needs to finish installing a couple column caps and adding the small columns next to the entrance way on Easter. They also have cleaning up of the property to do before they are finished which they are aware of.

Monuments

The monuments at the entrance to Briarwood and Dahlia are now complete with the exception of touch-ups. The bowls were installed on each column, and the existing caps were concrete stained to match. The sign at the Easter entrance has been removed and is currently being refurbished. It will be complete by November 24th. Also, new lighting has been installed at the Dahlia and Briarwood entrances. Low voltage LED lighting was installed with a light sensor to save money and to help eliminate all the bulbs we previously had to change. Currently, wires are exposed along the ground that we will stake temporarily until we redo the landscaping and bury them in the spring.

We are on track to finish the fence by December 6th as projected, which is surprising due to the troubles they had digging holes. So far, the project has been running extremely smoothly and the results are turning out even better than expected.