

LIBERTY HILL METROPOLITAN DISTRICT

Board of Directors Meeting Minutes

August 18, 2010

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

The following Directors were present: Charlie Krumenacker, Sandra Zarlengo, David Lee, Randy Berens, and Joel George.

The following Directors were absent: None

Guests in attendance: Cameron McDonnell, LH HOA President; Sheila Drayson, LH resident.

Call to Order

The meeting was called to order by Chairperson Lee at 7:05pm after declaring a quorum of Directors present as reflected by this record.

- I. Guests McDonnell and Drayson were introduced.
- II. May & July meeting minutes were reviewed by the Board. A motion was made by Lee to approve, seconded by Krumenacker. Motion passed unanimously.
- III. July 2010 treasures report presented. Zarlengo motioned to approve, seconded by Krumenacker, and after making a correction of the date, passed unanimously.
- IV. Sage Design invoice for 100% of Design Development / Entitlement was presented. The Board, following brief discussion, agreed upon the requested amount, and approved payment. Treasurer Berens to issue payment.

OLD BUSINESS

- I. Joel George presented the establishment of a new District web-site. Items currently posted on the site are the Landscape Check Set of the perimeter plans, and meeting minutes. Joel George will continue to maintain the web site.
- II. Perimeter improvements – on going

- III. We are still having issues with the lights on the monuments. The cause and frequency of burnt-out bulbs remains unresolved. This is something the board needs to work on. The board has solicited a couple of electricians look at them with no resolution. New monument lights were installed approximately 1.5 years ago, but a annual maintenance contract was not executed. It was agreed that R. Berens will take the responsibility of changing the bulbs when burned out, all other Board members to back up the task as necessary.
- IV. The current landscape maintenance contractor, JBK, presented billings for January 2010 & February 2010. These amounts were questioned by the Board due to the lack of a contract between the District and JBK during the winter of 2010. C. Krumenacker to follow up with JBK for additional explanation.

NEW BUSINESS

- I. Starting with the July 2010 the meeting minutes will be posted on the Website once approved by the board.
- II. Board needs to focus on getting to Construction Drawings, so that we can move to sending out to get budget pricing.
- III. Needing new sign @ Arapahoe & Easter. Tabled until study completed.
- IV. Backflow Preventor @ Arapahoe needs testing for Willows Water District. Krumenacker will call JBK to schedule
- V. According to Berens; Amendment 60 & 61 and Proposition 101 in regards to Tabor money on the November 2010 ballot does not sound favorable for the Metro District. Need to research further.
- VI. Meeting location discussed by the board, a motion from George was raised in regards to moving the meetings permanently to the Holly Baptist Church instead of board members homes. He felt this would be a more comfortable place to have guests join our meetings. Also, suggested the day of the month and time be changed to the same day as the HOA meetings and time to run after their meetings.
The board voted on the Georges motion and determined that the Metro Board meetings would be held at Holly Baptist Church on the third Wednesday of every month at 7:00pm for 12 months to see how it works. All agreed to test this change.
- VII. Lee suggested inserting into the HOA newsletter an explanation of the status of the perimeter plans. Will have to George no later then Wednesday August 25, 2010 in time for the insert to be included in the September newsletter. The Board will make 400 copies of the insert to avoid undue cost to the HOA.

VIII. The board will present any changes to Sage Design after the September 2010 meeting so that the residences have more time to send in their comments.

Next Liberty Hills Metro District meeting will be held on Wednesday September 15, 2010 at 7:00pm location to be the Holly Baptist Church at Holly & Easter.

There being no new or additional business to be reviewed by the Board at this time, David Lee entertained a motion that was duly seconded and voted to adjourn. This regular meeting was adjourned at 8:25pm by unanimous voice affirmation of the Directors present.

David Lee, Chairperson

Date

Sandra Zarlengo, Secretary

Randy Berens, Treasurer

Charlie Krumenacker, Board Member

Joel George, Asst Treasurer