

LIBERTY HILL METROPOLITAN DISTRICT

Board of Directors Meeting Minutes

August 15, 2012

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

The following Directors were present: Sandra Zarlengo-Lee, Betty Thomsen, Cameron McDonnell and Joel George

The following Directors were absent: Danielle Greenleaf

Guests in attendance: LH Resident Charlie Krumenacker

Call to Order

The meeting was called to order by Chairperson McDonnell at 7:01pm after declaring a quorum of Directors present as reflected by this record.

- I. The July 2012 meeting minutes were reviewed by the Board and explained to the guests. A motion to adopt said minutes was made by C. McDonnell; seconded by B. Thomsen. The motion passed unanimously.
- II. The July 2012 treasurers report was reviewed by the Board and explained to the guests. A motion to adopt said report was made by S. Zarlengo-Lee; seconded by B. Thomsen. The motion passed unanimously.
- III. J. George reports all current bills have been paid.
- IV. J. George reported that IRS penalties have been dismissed regarding the 2012 payroll taxes having not been paid on a quarterly basis. As all Board members are paid once per year - there was no reason to submit quarterly.

OLD BUSINESS

- I. Status of monthly meeting changes was tabled until such time that all Board members are present.
- II. Status of the low-voltage lighting proposal was tabled until such time all Board members are present.
- III. Status of wages paid based on performance was tabled until such time all Board members are present.

NEW BUSINESS

- I. C. McDonnell will be posting meeting agenda's 2 days prior to each months meetings. Postings will be in 3 places (Holly & Easter, Bulletin Board and C. McDonnell residence).
- II. The presence of graffiti was reported on the wall at S. Glencoe St. and S. Forest St. C. McDonnell volunteered to take remove the graffiti. C. McDonnell tried a wood-based product, however it did not work. He recommended instead sanding the wood. The Board agreed and approved the new method.
- III. C. McDonnell strongly asserted that our perimeter maintenance performance is sub-standard. Following discussion by the Board, it was decided that J. George will email Urban Farmer the following general concerns:
 - a. Excessive trash left behind following scheduled visits;
 - b. Crew(s) not spending enough time on site. Resident Charlie Krumenacker witnessed a maintenance crew along Arapahoe & Dahlia spending only 15 minutes tending this area.
 - c. There is a lack of flower dead heading - although the flower beds look good in general;
 - d. Several shrubs are severely over-pruned – leaving little to no foliage after pruning activity;
 - e. We lack reports on the status of our irrigation system – as well as the overall health/vigor of the property;
 - f. B. Thomsen suggested an Urban Farmer representative be present at the September 2012 Board meeting;
 - g. Multiple areas of exposed irrigation piping exists without suggested remedy;
 - h. The Board requests having a point of contract on scheduled maintenance visits. B. Thomsen volunteered to be the point of contact. Urban Farmer to be required to report to B. Thomsen upon arrival and departure during all service visits.
 - i. Selected tall trees/shrubs are in need of pruning. The Board requests recommendations and a proposal from Urban Farmer in this regard.
- IV. Monument lighting – S. Zarlengo reported to Excel Energy the power outage at Holly & Briarwood.
- V. The Board agreed that all monument light bulb replacement(s) would be taken care of as follows: C. McDonnell is responsible for Holly & Easter; S. Zarlengo is responsible for Holly & Briarwood; and, J. George is responsible for Arapahoe & Dahlia.
- VI. The residence fence along Easter has been completed and stained. The District's portion of the cost is \$300.00. The fence contractor has already been paid in full by the District.

NOTES:

The next District meeting will be held on Wednesday September 19, 2012 at 7:00pm at the 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, Chairperson McDonnell entertained a motion that was duly seconded and voted to adjourn. This regular meeting was adjourned at 7:36pm by unanimous voice affirmation of the Directors present.

Cameron McDonnell, Chairperson

September 19, 2012
Date

Sandra Zarlengo-Lee, Secretary

Joel George, Treasurer

Betty Thomsen, Assistant Treasurer

Danielle Greenleaf, Member at Large