

LIBERTY HILL METROPOLITAN DISTRICT

Board of Directors Meeting Minutes

May 19, 2010

The Directors of the Liberty Hill Metropolitan District held a regular meeting at 5475 E. Briarwood Place, 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; & Carla Parmenter, Liberty Hill resident.

Call to Order

The meeting was called to order by Chairperson Krumenacker at 7:02 pm after declaring a quorum of Directors present as reflected by this record.

- I. Guests were introduced
- II. March 2010 treasures report presented Lee motioned to approve 2nd by Zarlengo & after making a correction of the date, passed
- III. Meeting minutes presented by Lee for approval, motioned approved by Berens, 2nd by Zarlengo, approved

OLD BUSINESS

- I. Web-site. Still working on
- II. Perimeter improvements – on going
- III. Still having issues with the lights on the monuments. The frequency of burnt-out bulbs remains unresolved. Burnt bulbs were presented to Bob, the district's past electrician for analysis. Bob reported that the bulbs should not have been burnt due to normal circumstances.
- IV. Compliance Issues – Zarlengo working on them.

NEW BUSINESS

- I. Lee presented the "Progress Set" documents received from Sage Designs. Correspondence emails and plans were handed out to all attendees for review. The documents reflected 85 percent completion of the inventory stage of the work. In addition, the documents made initial recommendation

of plant materials that should be removed. The board established a walk-thru meeting to review the plans, and subsequently to present the drawings and preliminary recommendations at the next HOA meeting on June 14, 2010 at 6:30pm. Location will be at South Holly Baptist Church. A walk-thru meeting was scheduled for 2:00pm, June 5, 2010 and notice will be made thru the upcoming Liberty Hill HOA newsletter inviting all residents to attend. Lee and George to organize.

- II. 1st progress billing for Sage was approved to be paid – original was given to Berens.
- V. Chairman Krumenacker recommended selective junipers to be removed. Motion made, seconded, passed.
- VI. Guest Cameron McDonnell expressed concern about the timeline on the fence, emphatically stating that residents of Liberty Hill would be displeased if improvements were not made immediately. He continued to speak on behalf many HOA residents that funding was ample for construction, and that budget shortfalls could be easily be made through loans from the City of Centennial. Following lengthy discussion, the Board attempted to inform Mr. McDonnell of the complexities of financial planning for metropolitan districts and fiscal responsibility. Mr. McDonnell disputed the information.
- VII. Guest McDonnell requested a copy of District By-Laws. The District will make them available on or before the next scheduled meeting.
- VIII. Guest McDonnell requests an email address for the Metro District. George to take action.
- IX. Following heated discussion, Guest McDonnell departs.
- X. Guest Carla Parmenter is offered the opportunity to address the Board. She inquires about various Board policies. The Board answers all questions and informs her of regulations imposed on the District.
- XI. Postings affixed to the District information boards were install stating that the Metro Board has the right to remove any objectionable postings.
- XII. Chairman Krumenacker brought up an issue of damaged fence along Arapahoe Road. Chairman Krumenacker will contact Discount Fence regarding approximate pricing of fence.
- XIII. Maintenance issues – winter kill – what to do – pull dead stuff, irrigation turned on, evergreen problems.
- XIV. A tree along the District's fence line adjacent to Easter needs to be removed as it is damaging the fence. Chairman Krumenacker recommends splitting tree removal cost with homeowner, which JBK estimated at \$685.00. The board approved a motion to pay no more than half the cost of removal. Chairman Krumenacker to present offer to homeowner.
- XV. Chairman Krumenacker requests any further discussion or business to be heard. Having heard none, Chairman Krumenacker requested a motion to adjourn.

- XVI. Lee made request for immediate special session.
- XVII. Special session granted. Guest Parmenter excused.
- XVIII. Special session resulted in assignments made to individual board members prior to the upcoming landscape walk-thru on June 5, 2010.

There being no new or additional business to be reviewed by the Board at this time, Chairperson Krumenacker entertained a motion that was duly seconded and voted to adjourn. This regular meeting was adjourned at 8:32 pm by unanimous voice affirmation of the Directors present.

Charlie Krumenacker, Chairperson

Date

David Lee, Acting Secretary & Asst Chair

Randy Berens, Treasurer

Sandra Zarlengo, Asst. Treasurer

Joel George, HOA Liaison