

# **LIBERTY HILL METROPOLITAN DISTRICT**

## **Board of Directors Meeting Minutes**

July 20, 2011

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:** David Lee, Sandra Zarlengo, Joel George, Randy Berens and Betty Thomsen

**The following Directors were absent:** None

**Guests in attendance:** John Renden (Urban Farmer), Cameron McDonnell, Ryan Green, and JD & Janice Pasquarello (LH Residents)

### **Call to Order**

The meeting was called to order by Chairperson Lee at 6:57pm after declaring a quorum of Directors present as reflected by this record.

- I. The June 2011 meeting minutes were reviewed by the Board and explained to the guests. A motion to adopt said minutes was made by J. George; seconded by D. Lee. The motion passed unanimously.
- II. The May 2011 treasurer's report was reviewed. Following brief discussion, a motion to approve was made by S. Zarlengo, and seconded by J. George. The motion passed unanimously. The June 2011 treasurer's report was reviewed. Following brief discussion, a motion to approve was made by S. Zarlengo, and seconded by J. George. The motion passed unanimously.
- III. Invoices presented by psi Water Management for weed removal, Urban Farmer weed spraying, and from Sandra Zarlengo for reimbursement related to survey mailing expenses. All invoices were approved for payment.

### **OLD BUSINESS**

- I. Perimeter improvements – The study was tabled for more input from residents. Landscape Architect on standby until notified by the Board to continue with construction plan development.
- II. The Liberty Hill Metro District Survey letters were mailed out to all 397 homes. Responses were request by August 1, 2011 by return postage paid envelopes.

## NEW BUSINESS

- I. Resident Mr. Pasquarello expressed concern with the board's intention regarding the survey. J. George explained that the survey is an initial phase of the Board's importance in reaching residents opinions and participation with respect to the perimeter's care, upkeep, and future.
- II. Urban Farmer (UFI), the new maintenance contractor for the Metro District was represented by Mr. John Renden. Mr. Renden acknowledged that UFI started out on the wrong foot with the poor job on the flower beds. They have since installed additional flowers and are closely monitoring the irrigation system for all flower beds. All communications will be between J. George and John Rendon.

UFI performed pruning of shrubs along fence line.  
The board also approved UFI to supplement gravel mulch to selected bed areas and to remove a dead aspen tree along Easter Ave.
- III. Resident Mr. Pasquarello suggested the Board install perennials in the bed areas to eliminate some of the annuals. The Board will consider this prior to the 2012 spring planting period.
- IV. The fence at Glencoe Street and Forest Street is in need of immediate repair. S. Zarlengo has made various requests for quotes and will email the Board when they are received.
- V. C. McDonnell presented the Board with quotes from 5 companies to stain the existing perimeter fencing. All proposals were collectively reviewed, and the Board selected the proposal by Prestige Fencing to be the most advantageous. The Prestige Fencing proposal will cost approximately \$12,000.00. It was mentioned that the staining of the existing fence should extend its usage by 4 or 5 years. The Board thanked C. McDonnell for his help on this.
- VI. Final decision on the fence staining was postponed until the August, 2011 meeting.
- VII. It was brought up that the backflow devices still need testing/certification for 2011. S. Zarlengo will call to have them tested.
- VIII. A question was brought up with regards to our easements, specifically "how many homes back to the perimeter?" In addition, the ownership of side fences was discussed. D. Lee recommended we call a title company to see what we can find on easements. J. George volunteered to contact the homes with the side fences. This was tabled until next meeting for more information.
- IX. D. Lee and S. Zarlengo will review and tabulate the survey results. These results will be presented at the next meeting for approval and subsequent posting to the District website.

The next Liberty Hills Metro District meeting will be held on Wednesday, August 17, 2011 at 7:00pm location to be 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, David Lee entertained a motion that was duly seconded and voted to adjourn. This regular meeting was adjourned at 8:48pm by unanimous voice affirmation of the Directors present.

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David Lee, Chairperson

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Date

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Sandra Zarlengo, Secretary

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Randy Berens, Treasurer

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Betty Thomsen, Member at Large

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Joel George, Asst Treasurer