

# LIBERTY HILL METROPOLITAN DISTRICT

Board of Directors Meeting Minutes

November 17, 2010

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, Randy Berens, Joel George, Sandra Zarlengo and Charlie Krumenacker.

The following Directors were absent: None

Guests in attendance: Danielle Greenleaf; Bob Hadfield, Betty Thomson, and Cameron McDonnell; all current Liberty Hill residents.

## Call to Order

The meeting was called to order by Chairperson Lee at 7:15pm after declaring a quorum of Directors present as reflected by this record.

- I. Guests were introduced.
- II. October 2010 meeting minutes were reviewed by the Board and explained to the guests. A motion was made by J. George to approve, seconded by C. Krumenacker. Motion passed unanimously.
- III. The October, 2010 treasurer's report was presented by R. Berens. After review, S. Zarlengo motioned to approve, seconded by C. Krumenacker, and passed unanimously.
- IV. R. Berens furthermore noted that all previously approved invoices had been paid.

## OLD BUSINESS

- I. Perimeter improvements – study tabled for more input from residents. Landscape Architect on standby until notified by the Board to continue with construction plan development.
- II. The issue of the lighting on the monument is still on-going. S. Zarlengo to contact additional electricians to look at the problem. The power to the signs at Holly/Briarwood & Holly/Easter have been off for some time.
- III. The Sub-Committee established to develop a survey regarding the perimeter improvements has not been able to meet due to scheduling conflicts. D. Lee to attempt to schedule via email.
- IV. The proposed 2011 Budget has been posted in various Liberty Hill locations as well as advertised in a local newspaper.

## NEW BUSINESS

- I. Resident (Betty Thomson) asked if the fence could be painted for aesthetic reasons. D. Lee responded it would be an option and would consider bids.
- II. J. George questions the capital improvements ceiling limit balance of \$150,000. R. Berens will find out from the State office if the dollars can be used for capital improvements.
- III. A LHMD history (story) was passed out by D. Lee. This document was discovered when he was going through archived paperwork.
- IV. The JBK maintenance contract renewal proposal was received and discussed. S. Zarlengo recommended continuing the JBK contract for 90 days. D. Lee recommended a 120 day extension and to invite new maintenance bids commencing May 1, 2011.
- V. R. Berens motioned to publicly advertise for maintenance proposals; seconded by S. Zarlengo. The Board will develop a standard bid form so that all bidding contractors will be bidding the same items. A “not-to-exceed” budget for the next year maintenance was set at \$14,000.00.
- VI. A resident questioned the perimeter sidewalk snow removal activities again. It was reiterated that the Metro District has not been required by the City/County to remove snow on such sidewalks.
- VII. The Metro Board will have a vacancy as of December 31, 2010. Advertisements have been posted on the District web page and bulletin board.

The next Liberty Hills Metro District meeting will be held on Wednesday December 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 8:32pm 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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Charlie Krumenacker, Board Member

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Joel George, Asst Treasurer