

LIBERTY HILL METROPOLITAN DISTRICT

Board of Directors Meeting Minutes

September 15, 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: Sandra Zarlengo, David Lee and Randy Berens

The following Directors were absent: Charlie Krumenacker, and Joel George

Guests in attendance: Cameron McDonnell, Liberty Hill HOA President; Sheila Drayson; Kathy Lauerma; Danielle Greenleaf; Andrea Bobb; Amy Leach; Aaron Lohmann; Tim Vogelzang; and Keith Gardner, of which all are current Liberty Hill residents.

Call to Order

The meeting was called to order by Chairperson Lee at 7:10pm after declaring a quorum of Directors present as reflected by this record.

- I. Guests were introduced.
- II. August 2010 meeting minutes were reviewed by the Board and explained to the guests. A motion was made by D. Lee to approve, seconded by R. Berens. Motion passed unanimously.
- III. August 2010 treasures report presented. S. Zarlengo motioned to approve, seconded by D. Lee, passed unanimously.
- IV. R. Berens noted all payments that were previously approved and paid.

OLD BUSINESS

- I. Perimeter improvements – on going
- II. The issue of the lighting on the monument is still on-going. The Board will need to contact additional electricians to look at the problem. The power to the sign at Holly/Briarwood has been off. Issue to remain for Randy to investigate.
- III. JBK's bills for January & February still an issue. Tabled until next meeting.

NEW BUSINESS

- I. According to some of our guests, the Metro Board is not communicating to all homeowners. Several attendees feel the Board could do a better job in this respect. The Board has been communicating through the HOA Newsletter for the past several months, and had made a special insert accompanying the last newsletter pertaining to the current landscape development plan review. The Board had thought that the newsletter format was the most appropriate method of communicating Board activity since every homeowner receives one every month. In addition, the Board informed all attendees that the Metro Board web site was presented in the newsletter announcement which contained the drawing plans and schedule of the Board's activities relative to the development plan.
- II. Suggestions were made that the Board conduct a mass mailing to all homeowners with an explanation of what a "Special District" is and its responsibilities.
- III. C. McDonnell suggested a door-to-door visit with a set of current plans might be a good way to communicate the master plan to the neighborhood. The board felt that was too much there are 396 homes in Liberty Hills.
- IV. Chairperson Lee suggested an informative Door-Hanger-Flyer be distributed to all District homes regarding the improvement plans and responsibilities of the Board. Following discussion, a motion was put forth to set up a volunteer committee to participate in the formulation of a survey to be distributed to all District residents, addressing the development plan(s) and overall perceptions of the HOA and Metro District activities.

Motion presented by Chairperson Lee, seconded by Berens, and passed without objection.

A brainstorming meeting was set for Tuesday, September 21, 2010 @ 7:00pm at Chairperson Lee's residence (5475 E. Briarwood Place), (303) 779-5135. Volunteers were Cameron McDonnell (303) 917-0758, Andrea Bobb (303) 795-7813, and David Lee, Sandra Zarlengo, and Kathy Lauerman (303) 224-0395.

- V. A question was asked regarding how the board creates its annual budget. Chairperson Lee explains some of the expenses we must cover in our budget, i.e. maintenance, electricity, water, etc...
- VI. Plan discussion:
 - a. How many bids did we get for design documents – 3 were received from several invitations to propose.
 - b. Plans will be sent out for budget bid once plans are formalized.
 - c. Once budget bids are received and plans are finalized, they will go out to formal bid, which will be advertised publicly.
 - d. Chairperson Lee explained to the guests what exactly the Metro Board is responsible for along the perimeter; specifically the fence, landscape & irrigation development and maintenance.

- e. Chairperson Lee continued to explain the history of the Board with regards to repairs executed in previous years.
- VII. The adoption of the landscape development plans were suspended indefinitely due to the lack of homeowner participation. This information will be transmitted to Sage Design Group.
- VIII. Treasurer Berems discussed the process and expense of when a bond can be put on the ballot. March 2011 is the next available opportunity, which the Board would be obligated to budget. The estimated cost for this election item was presented as \$10,000.
- IX. Resident A. Bobb suggested going to the Department of Local Affairs website to pull information on what “Special District” means. The name of the article is “A Brief Review of Local Governments”.

The next Liberty Hills Metro District meeting will be held on Wednesday October 20, 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 8:11pm 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