

HIGHLANDS RANCH METROPOLITAN DISTRICT
REGULAR BOARD MEETING MINUTES
62 W. PLAZA DRIVE
HIGHLANDS RANCH, CO 80129

June 30, 2009

Gary Herbella called the Board meeting of the Highlands Ranch Metropolitan District to order at 7:04 pm. The **Pledge of Allegiance** was recited.

Roll call was taken:

BOARD MEMBERS: (Chairman in bold face: * = absence; **=excused absence)

Board of Directors

G. Herbella
A. Dreher
R. Owens**
N. Jensen**
V. Starkey
N. Smith
R. Stuart

Advisory Board
members

R. Mapp
R. Akers
K. Smith

STAFF:

Terry Nolan, General Manager
Jeff Case, Director, Public Works
Tom Hoby, Director of Parks, Recreation &
Open Space
David Hahn, Staff Attorney
Stefanie Quintana, Administrative Assistant
Stephanie Stanley, Financial Reporting
Analyst

Kari Larese, Community Relations
Coordinator
Bill Dailey, Natural Resources Manager
Nick Adamson, Open Space Supervisor
Forrest Dykstra, Development Engineering
Manager

OTHERS:

J. Kappes, Met 5
J. Kilrow, Met 5
Fran Santagata, DC Emergency Mgmt
Director
Jill Repella, DC Board of County
Commissioners
Carole Schumacher, HR Resident
Tim Sparks, HR Resident
Chris Millson. HR Resident

Special Presentations

Fran Santagata discussed the bear sighting in Highlands Ranch. She explained that a 3N notification was not sent to residents for concern of crowds congregating at the sight. There will be a Citizen Emergency Response training conduct in July. She indicated that there is not a fireworks ban this year, but everyone should still be cautious.

Jill Repella gave Board members an update on County issues. The County is facing budget challenges this year but adjustments are being made to help alleviate those challenges. The county is also looking towards better relations with the business community.

Public Comments or Questions

Carol Schumacher voiced her concerns on the landscaping of common areas and medians in Highlands Ranch. She indicated that there are areas where weeds have not been removed. She also asked for a completion timeline for fence replacement in Highlands Ranch and an update on the Mansion process.

Terry Nolan responded that there has been an evaluation and survey completed regarding the renovation and operation of the Mansion with a public involvement process to follow and a Board decision in September, 2009. Costs were determined to be between \$5-6 million with funding to come from the capital project fund and system development fees. The fence replacement program is a 20-25 year program and is currently in its 3rd year of completion. He indicated that staff will look into the landscaping concerns.

Tim Sparks voiced his concerns on the Dad Clark Trail Lights Removal Program. He does not want the district to remove the lights from the trail. He feels that the lights should have been maintained. He also asked the Board to defer any action to remove the lights.

Chris Millson indicated that the majority of residents who attended the informational meeting do not want to see the lights removed.

Reaffirmation of Disclosure

None

Staff Presentations

Bill Dailey gave a presentation to Board members on encroachment issues in the Open Space (see addendum).

Discussion Items

None

HIGHLANDS RANCH METROPOLITAN DISTRICT
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The following actions were taken:

- Approval of **Board Meeting Minutes** – 05/26/2009 and Special Meeting Minutes 06/24/2009 (*Starkey/Dreher*) **5-0 motion passed**
- **Receive and Filed** Study Session Minutes – 06/24/2009 (*Starkey/Stuart*) **5-0 motion passed**
- **Public Hearing** – None
- Approval of **Business Agenda Add HRMD 157** (*Dreher/Smith*) **5-0 motion passed**
- Approved the following **Consent Agenda Items** (*Dreher/Starkey*) **5-0 motion passed**

Consent Business Items may be adopted by a single motion. Any Consent Business Items may be removed at the request of a Director or any elector at the District and heard on its respective place on the Agenda.

HRMD - 150

Ratify May 2009 Cash & Investment Transactions including Expenditures

HRMD – 151

Adopt Resolution No. 09-151

Approve 2009 Civic Green Park, the Valley and Veterans Monument, Change Order

HRMD – 153

Adopt Resolution No. 09-153

Approve Spring Gulch Equestrian Area and Pond Phase II Improvements, Appropriation

HRMD – 154

Adopt Resolution No. 09-154

Approve Acceptance of Property, Tracts BB in Filing No. 134-A

HRMD – 155

Adopt Resolution No. 09-155

Approve Fire Station #17 Renovations, Appropriation and Construction Contract

- Approved the following **General Business** Items:

HRMD – 152

Adopt Resolution No. 09-152

Approve Dad Clark Trail Lights Removal

Starkey – motion/Dreher – second

Discussion – Board members discussed various options and costs on repairing the lights, removing the lights and adding more lights on the trail. They also discussed liability issues associated with the lights not being up to the IES lighting standards, lighting only

hazard areas on the trail and the ultimate purpose of lighting the trail. Staff will further research this issue.

Tabled

HRMD – 156

Adopt Resolution No. 09-156

Approve SDA Distinguished Manager Award

Dreher – motion/Stuart – second

Discussion – None

5-0 Motion passed

HRMD – 157

Adopt Resolution No. 09-157

Approve Highlands Ranch Mansion Appropriation, Consulting Contract

Starkey – motion/Stuart – second

Discussion – Nancy Smith commented that she would like to see the greater public involved in the meetings rather than just neighboring residents of the mansion.

4-0 Smith abstained Motion passed

• **Special Reports**

Tom Hoby gave a brief presentation to Board members on the Highlands Ranch Golf Course HOA fencing wear (see addendum). Staff recommends assisting the HOA with securing best prices for maintenance with no financial contribution by the district. Board members directed staff to send a letter to the HOA with their decision.

Starkey - Motion to support staff recommendation on Highlands Ranch Golf Course fence issue

Dreher – second

4-0 Herbella abstained Motion passed

Board members directed staff to research encroachment license agreements to determine how they would apply throughout the community and how that could transfer to a new home owner.

Public Comments or Questions

Residents commented that they feel the Board's decision to defer the removal of the Dad Clark Trail lights is very responsible. They also would like to see the Board consider lighting the whole trail.

Adjournment

At 9:00 pm motion to adjourn (Starkey/Dreher) was declared by Chairman Herbella.