



**Highlands Ranch Metropolitan District  
Study Session Minutes**

The Board of Directors of the Highlands Ranch Metropolitan District met for a study session on Wednesday, May 22, 2013.

**ATTENDANCE:** (Chairman in bold face: \* = absent)

**Board of Directors:**

**R. Owens**

A. Dreher  
V. Starkey  
C. Schierholz  
N. Smith  
N. Robinson  
J. Warnick

**STAFF:**

Terry Nolan, General Manager  
Bruce Lebsack, Director of Administration  
& Finance  
Jeff Case, Director of Public Works  
Carrie Ward, Director of Parks, Recreation  
and Open Space  
Stefanie Quintana, Administrative Assistant

Stephanie Stanley, Financial Reporting  
Analyst  
Forrest Dykstra, Manager Development  
Engineering  
Sherry Eppers, Community Relations  
Manager  
Brian Muller, Park Planning Manager

**OTHERS:**

T. Kershisnik, Met 5  
Mike Bailey, HRCA  
Fire Chief John Mullin, LFR

Ryan Boldrey, HR Herald  
Jan Kief, HR Resident

**GUEST PRESENTATIONS:**

- Mike Bailey informed board members that for the past 10 years HRCA has seen an increase in home improvements of 12% each year. To date for 2013, 10,000 home improvement requests have been submitted. They sent out 18,000 non-compliance notices last year. For the past three years, HRCA has overseen commercial covenants also. HRCA seasonal staff may be increased to handle the rising home improvement requests. Mike invited board members to attend upcoming HRCA sponsored events including, the Summer Concert Series starting in June, the HR Beer Fest in July and the 4<sup>th</sup> of July celebration.

**PUBLIC COMMENT:**

- None

**STAFF PRESENTATIONS:**

- Jeff Case and Carrie Ward gave a presentation to Board members on Fly'n B House preferred alternatives (see addendum). Staff recommends option 5A. This includes phase I roof/exterior repair and landscaping and phase II 1<sup>st</sup> floor interior, parking lot and sewer lift station. Carrie indicated that operation and maintenance costs would be minimal. Board members Owens, Dreher, Warnick, Smith and Schierholz agree to move forward with option 5A.

**DISCUSSION ITEMS:**

- Rick Owens indicated that some board members are concerned about higher response times after the change to full transport with Littleton Fire Rescue. Chief Mullin presented current statistics for response times. He feels more data is necessary to fully evaluate response times since the change to full transport. He would like to evaluate after six months of data has been collected. Rural Metro will bring in an ambulance in waiting when LFR reaches a level one, critical resource depletion. Carolyn Schierholz asked about staffing and personnel issues. Rick Owens feels that that issue should not be discussed.  
Board members directed Terry Nolan to inquire whether or not a discussion about the Associations' Vote of No Confidence can be held in executive session.
- Sherry Eppers discussed Rebranding with Board members. She feels this process should begin with defining the problem and objective of rebranding. Questions should be posed to people in and out of the community on what they value and what is the perception of Highlands Ranch. The process would include working directly with HRCA and receiving input from other entities such as Shea Homes, HR Chamber and CWSD. Terry Nolan indicated that goals should be identified beforehand. Board members will send their individual ideas on rebranding objectives to Terry by May 28<sup>th</sup>.

- Terry Nolan asked Board members if they are interested in taking a tour of Highlands Ranch. Board members will send a list of places they would like to tour to Terry by May 28<sup>th</sup>.

### **AGENDA ITEMS**

HRMD – 130 (*Consent*)

Ratify April 2013 Cash & Investment Transactions including Expenditures

HRMD – 131 (*Consent*)

Adopt Resolution No. 13-131

Approve 2012 Parkway Fence Replacement Program, Change Orders and Final Payment

HRMD – 132 (*General Business*)

Adopt Resolution No. 13-132

Approve Inclusion of Filing 118-R

HRMD – 133 (*Consent*)

Adopt Resolution No. 13-133

Approve Pipe 51, Phase II, Appropriation and Consulting Contract

HRMD – 134 (*Consent*)

Adopt Resolution No. 13-134

Approve 2013 Capital Project Appropriation, Rescissions and Adjustments

HRMD – 135 (*General Business*)

Adopt Resolution No. 13-135

Approve Highlands Ranch Mansion Second Phase, Appropriation and Authorization of Work

Jeff Case gave board members a presentation on upcoming proposed projects at the Highlands Ranch Mansion (see addendum). Detailed board communications on these projects will be forthcoming.

HRMD - 136 (*Consent*)

Adopt Resolution No. 13-136

Approve 2012 Audited Financial Statements

Terry Nolan distributed copies of a letter addressed to board members concerning a resident injury issue. He indicated that staff has referred this issue to the district insurance company.

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Terry Nolan discussed the water quality issue at Redstone Pond. CWSD is currently working with the District to correct this issue.

Terry Nolan will send out the RFQ for legal services in mid-June.

**PUBLIC COMMENT**

➤ None