

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

HAWTHORN METROPOLITAN DISTRICT NO. 2

Held: Wednesday, July 26, 2017, at 6:30 p.m. at 17685
W. 83rd Drive, Arvada, Colorado 80007

Attendance

The special meeting of the Board of Directors of the Hawthorn Metropolitan District No. 2, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Christopher Elliott
Matthew Cavanaugh
Krystal Bigley
Carly Fenton

Director Corey Elliott was absent. All director absences are deemed excused unless otherwise specified.

Also present: Scott Bristol and Bri Yonkers, Stillwater Community Management, District Manager; C. Regan Hauptman, Remington Homes; and Christian Matt Janke, E5X Management.

Members of the public in attendance at the meeting are reflected on the attached sign-in sheet.

Prior to the meeting's Call to Order, Ms. Yonkers provided constituent attendees with a brief welcome and introduction of who she is with respect to Stillwater Management Company and that she has taken over the management of the community. Director Elliott provided a summary and history of what the origins and purpose of special districts is. Director Elliott discussed the underdrain mandate in the community and discussed the southwest corner blockage discovered by the developer and subsequent clean out performed by the developer and informed the community that the repairs were anticipated to be completed within a week.

Director Elliott then discussed the conveyance process for the central underdrain system and how upon conveyance the District will then be tasked to ensure periodic cleanouts in future years.

There was a lively discussion from multiple constituent attendees concerning the clarity of the Newsletter sent to the community following the June special meeting, and how Lennar has not been responsive to constituent attendee requests to address the issues of drainage and water standing in yard and sump pump activity.

Director Bigley again relayed her personal homeowner experience related to her home having a blockage in a drain exiting and accessed from her private property, but a video scope completed prior to closing demonstrated this and was presented to Lennar, Lennar then fixed the issue, Director Bigley indicated the cost of the scope completed by Roto-Rooter cost her \$100.00.

Multiple constituent attendees requested the District assist with organizing a meeting/public forum to be held with representatives from the County, the District, the Developer and Lennar present to discuss the issues various home owners are having. The Board indicated a follow up would be initiated.

Multiple constituent attendees requested another follow up letter from the District be provided to the community discussing the Developer underdrain in lay terms for ease in understanding the overall issue. The Board indicated a follow up would be initiated.

Call to Order

It was noted by Director Bigley that a quorum of the Board was present and the meeting was called to order.

Conflict of Interest Disclosures

Ms. Bigley advised the Board that pursuant to Colorado law, certain disclosures by the Directors may be required prior to taking official action at the meeting. The agenda for the meeting was reviewed, following which each Director confirmed that nothing appeared on the agenda for which disclosure certificates had not been filed.

The Board determined that participation by the directors with potential conflicts of interest was necessary to obtain a quorum or otherwise enable lawful action to occur.

Agenda

Director Bigley presented the Board with the agenda for the meeting for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Public Comment

Ms. Sharon Rodsky expressed that a landscaping beauty band was needed at the mailboxes and pathway along Eldora, between 59th and 60th.

Ms. Lynda Haulenbeek was concerned with the hill next to the

playground needing attention from the landscaping company. Director Bigley and Director Fenton informed Ms. Haulenbeck that after a walk (herein referred to as the “Walk”) with Stillwater and Keesen on July 12, 2017, this topic was addressed and a request was made for landscape architects from Keesen to develop a plan to address and beautify that area specifically.

Mr. Jack Hedgen expressed concerns with erosion by tables and sidewalks on the northeast area near the soccer fields. Director Bigley indicated this was also addressed during the Walk and would be addressed by the landscaping company.

Mr. John Charinard requested a status of the replacement of dead trees within open spaces throughout the neighborhood. Director Bigley indicated this was also addressed during the Walk and would be addressed by the Board as numerous ideas to correct were presented. Director Fenton informed Mr. Charinard that beautification was a significant concern to her and the Board and while these items may not be addressed immediately that the Board is working to find solutions in the coming weeks and months.

Ms. Julia Griffith Requested a status of the replacement of dead trees along Gilbert. Director Bigley indicated this was also addressed during the Walk and would be addressed by the Board as numerous ideas to correct were presented. Director Fenton informed Mr. Griffith that various trees had been tagged and while these items may not be addressed immediately that the Board is working to find solutions in the coming weeks and months.

Mr. Joe Perry and Ms. Jean Kammer expressed concern that trash is not being removed within the District water ways. Ms. Yonkers noted these had been set for trash removal during that week.

Mr. Mike Dillon noted that an apparent “pond” exists behind his and his neighbor’s home, the drainage ditch appears to be clogged and there is sitting water. The Board indicated a review of same.

Ms. Julie Brison expressed concerns that there are some ropes hanging higher up in a couple of trees near the volleyball courts, these were discussed as offensive. Ms. Brison reiterated these were not the tree rope swing. The Board requested Stillwater to review and remove.

the June 26, 2017 Special Meeting

minutes for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the minutes.

Facilities Management

Discuss Scope of Services with Keesen Landscape Management for Landscape Services

The Board engaged in a discussion regarding the scope of services with Keesen Landscape Management for landscape services. Mr. Bristol expanded on the same and referenced the Walk. No action was taken.

Discuss Native Habitat Development

The Board engaged in a discussion regarding native habitat development. Mr. Bristol expanded on the same and mentioned the seasons which planting native grasses works best. No action was taken.

Discuss Procedure for Contacting Stillwater Community Management

The Board engaged in a discussion regarding the procedure for contacting Stillwater Community Management. Mr. Bristol discussed changes set to improve responsiveness to the District and re-introduced Ms. Yonkers who is the new community manager. It was expressed that all emails and calls for District specific questions should go to her, but District issues of a general nature, such as fee payment, can now be handled by any Stillwater manager. It was requested that a once a month newsletter go out to the community, Ms. Yonkers indicated she would do so. It was also mentioned that upcoming meetings being noted on the website and in the newsletter would be helpful. Ms. Yonkers indicated she would include that information.

Update Regarding Underdrain System

Note that Director Elliott and Director Bigley had given an update prior to the meeting and no further discussions were held.

Move Forward with Process for Constitution of Management Advisory Committee

The Board engaged in a discussion regarding the process for the constitution of a Management Advisory Committee. Two volunteers expressed a willingness and desire to participate, Steve Pate and Sharon Rodsky. The committee would be tasked with reviewing requests for proposals, bids, and set a scope of work for 2018 management services. Director Bigley will also serve on the advisory committee. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the creation of the ad hoc advisory committee and appointed Mr. Pate, Ms. Rodsky, and Director Bigley to serve on the committee.

Owner Open Forum

None.

Other Business

None.

Next Meeting

The next meeting is scheduled for Monday, September 11, 2017 at

2:00 P.M. at 17685 W. 83rd Drive, Arvada, Colorado.

Adjournment

There being no further business to come before the Board, and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.


Assistant Secretary for the Meeting

The foregoing minutes were approved on the 11th day of September, 2017.

SIGN-IN SHEET

HAWTHORN METROPOLITAN DISTRICT NO. 2

July 26, 2017

FULL NAME
JULIA GRIFFITH
Desirée + Scott McCool
Auntie Kille
Jean Hammer / Joe Perri
Jason Phillips / Patricia Bor
Julie Brisson
Ed Dariusz GACZEK
Lynda Haulenbeek
Robert Pites
CRAIG TAYLOR
Sharon Brodsky
Brett Peltier
MERU CHAPMAN
STEVE PATE

Jennifer Bestafka

John / Karen Chacinand

Jason Carrivoss

1247.0008; 840974
Sue Hedger

Mike Dillon

SIGN-IN SHEET

HAWTHORN METROPOLITAN DISTRICT NO. 2
July 26, 2017

	FULL NAME
	Brian Doherty
	Tyler Wilson