



## **VENTANA METROPOLITAN DISTRICT**

**Regular Board Meeting  
8605 Explorer Dr.  
Colorado Springs, Colorado 80920  
Tuesday, July 12, 2017 – 10:00 a.m.**

**Brian Bahr, President - Term to May 2018  
Bruce Peele, Secretary/ Treasurer – Term May 2018  
Richard Vorwaller - Term to May 2018  
Patrick Jarrett- Term to May 2020  
Todd Anderson - Term to May 2020**

### **Meeting Minutes**

1. Call to order - President Bahr called the meeting to order at 10:00 AM
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters – A quorum was present. All disclosures were properly filed with the Department of Local Affairs, State of Colorado
3. Approval of Agenda - Director Anderson made a motion to approve the agenda; motion seconded by Director Vorwaller. Motion passed unanimously.
4. Public Comment and Public Sign-In Attendance Sheet - (Limited to 3 minutes and only for items not on the agenda) – Mr. Terry Knapp thanked the Board for having the meeting. Some residents have complained about the train noise but they don't bother him because he knew about them before they moved in. The work sites are not being kept as clean as they could be when the crew leaves, the weeds are getting bad around the tracks and would like us to tend to those areas. President Bahr responded that the management company (Walker Schooler District Managers) oversees the weeds and has a scheduled landscaping company to go by and clean up the tracts. As far as the empty lots are concerned it is the builder's responsibility to make sure the weeds are taken care of. Mr. Knapp asked the board if they can make the empty lots nice and level because the mounds of dirt are unattractive. The issue was referred to the builder.

Ms. Amanda Jarvenpaa (public) asked the Board for signs to be placed in front of her house that is near the model home to restrict the number of cars from parking in front of their houses. President Bahr responded with a solution to place a sign indicating where the cars can park (in the Recreation Center parking lot) instead of in front of model homes and houses along that street.

Amanda Ingram- spoke about the issue in Filing 1 having the weeds and standing water bring in bugs and prairie dog problem. President Bahr asked for Patrick Jarrett to give an

update on those. Discussion on getting some sort of volts or vibration placed in the ground that can be used to scare off any prairie dog or rodent issue.

Regarding the discussion maintenance of yards, Mr. Walker explained that the District will send a notice of maintenance responsibilities in the next mailing of bills.

Mr. Walker detailed that the District will not charge the Recreation Center fees until the community has access to use the Recreation Center. The fee will be reduced to \$25 a month rather than \$30, for the lack of the pool access. Ms. Ingram suggested the fee be reduced to \$20 a month until there is pool access. President Bahr discussed how the cost of the Recreation Center being reduced by \$10 rather than \$5 will not be adequate to pay for the upkeep on the building.

In response to discussion, Mr. Walker- discussed the Great Room and the rental fees and costs; a fixed hourly rate was discussed with a security deposit. Ms. Jarvenpaa suggested there be a \$200 security deposit with no fixed hourly fee since they pay monthly dues. Director Vorwaller discussed that this is hard to know without some operational history. President Bahr asked whether the outside community had use of the great room. Mr. Walker answered that the city approval does not specify on that subject, but that this should be available since they will be paying an annual fee. Director Anderson stated that a nominal fee would defray the cost of natural wear and tear on the building along with security deposit to cover cost of cleaning and repairs if anything is broken. President Bahr asked Kevin Walker to consider a flat fee rate.

The board discussed access hours to the building. The Board agreed that the building should be open 24 hours for residents and non-residents.

5. Legal Matters

President Bahr inquired with legal for any updates. Mr. Susemihl discussed the need to Gallagherize mill levy for next year's budget.

6. Consent Agenda Items (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda)

- a. Acknowledge Manager's Report
- b. Approval of Board Meeting Minutes from the April 11, 2017 Meeting (enclosure)

President Bahr moved to approve the Consent Calendar; Director Anderson seconded to motion. Motion passed unanimously.

7. Market Update/Construction/Operations

Director Jarrett stated Filing 1 homes are expected to be built out before winter. Paving is completed in Filing 2 while in Filing 3 the dry utilities plat will be recorded in the next week and completed in thirty days. There is a lot of activity in the sales model, future residents are waiting on the construction. Director Peele gave an update on the Rec

Center stating there were challenges on the electrical design and getting the Center ready for inspections. Fountain was scheduled for final rough inspection on last Friday, once inspection is completed and good to go the dry wall will be put in. We are expecting the Club house to be finished by the middle or end of August. The Landscaping around the recreation center is being replaced, the irrigation is now in place. The pool was being redesigned to be more cost efficient to run including moving the lap pool to be combined with the main pool which will increase the total area of the pool. Schedule is for the pool to be opened on Memorial Day 2018. The fitness equipment is being delivered now. President Bahr stated that the opening of the Rec Center was scheduled for August but we are now considering the beginning or middle of September. There will be a scheduled Grand Opening for the public.

8. District Management Matters

Mr. Walker is keeping an updated list of questions and answers from the community on the website. The District hired a new Maintenance and Landscaping company to assure the standards of up keep are met and kept. As of now, the landscaping around mailboxes is completed and the tracks are in processes for completion.

9. Financial Matters

- a. Approval of Payables for the Period ending July 10, 2017 (enclosure)
- b. Acceptance/Approval of Financial Statements (enclosure)

The board discussed if there are any question or comment concerning financials. President Bahr requested that the balance sheet included for the meeting packets. Bruce Peele made a motion to approve the payables. Todd Anderson second. Motion Passed unanimously.

11. Other Business:

Next Regular Meeting Date – September 13, 2017 at 10:00 am.  
Board agreed to move the location of the meeting to the Recreation Center.

12. Adjourn

Meeting Adjourned at 11:05 am

Respectfully submitted,

By: \_\_\_\_\_

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 12, 2017 MINUTES OF  
THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS  
SIGNING BELOW:



\_\_\_\_\_  
Brian Bahr



\_\_\_\_\_  
Bruce Peel



\_\_\_\_\_  
Rich Vorwaller



\_\_\_\_\_  
Patrick Jarrett

\_\_\_\_\_  
Todd Anderson

# Ventana Metropolitan District

## July 12, 2017

Please print the requested information below. If you wish to address the Board during public comment, please indicate that by checking the box under the public comment column. Public comment will be taken in the order they appear on this sheet. Public comment is limited to three (3) minutes.

Name	Address	Telephone/Email	Public Comment Please check if you wish to address the Board. Please note comments are limited to 3 minutes.
TERRY KNAPP	10978 HIDDEN PRAIRIE PKWY	619-729-5382 SWCHIEFSCH@AOL.COM	<input checked="" type="checkbox"/>
Amanda Ingram	7437 BENEVOLENT DR.	714-900-8969 ajmichaeis1@gmail.com	<input checked="" type="checkbox"/>
Amanda Jarvenpaa	10977 Hidden Prairie Pkwy	804-505-3994 ajarvenpaa30@gmail.com	<input type="checkbox"/>
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