

VENTANA METROPOLITAN DISTRICT

Regular Board Meeting
11007 Hidden Prairie Pkwy.
Fountain, CO 80817

Wednesday, March 11, 2020 – 10:00 a.m.

Brian Bahr, President - Term to May 2022
Bruce Peele, Secretary/ Treasurer - Term May 2022
Richard Vorwaller - Term to May 2022
Patrick Jarrett - Term to May 2020
Jennifer Herzberg - Term to May 2020

MINUTES

1. Call to Order: President Bahr called the meeting to order at 10:01 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Bahr confirmed a quorum and that all Board members were present. All disclosures were properly filed with the Department of Local Affairs, State of Colorado.

Directors in attendance were:

Brian Bahr, President
Richard Vorwaller, Director
Bruce Peele, Director
Patrick Jarrett, Director
Jennifer Herzberg, Director

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers
Riley Walker, Walker Schooler District Managers
Kristina Kulick, Walker Schooler District Managers
Members of the Public (See Sign-In Sheet)

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda; seconded by Director Jarrett. Motion passed unanimously.
4. Regular Business Items:
 - a. Approval of Board Meeting Minutes from the February 12, 2019 Meeting
 - b. Approval of Payables for the Period ending March 11, 2020
 - c. Acceptance of Unaudited Financial Statements as of February 29, 2020, and the schedule of cash position updated as of February 29, 2020

Director Vorwaller moved to approve the Regular Business Items; seconded by Director Herzberg. Motion passed unanimously.

5. Market Update/Construction/Operations: Director Jarrett reported that Filing 5 is sold out and Filing 6 has 30 lots left. There are 50 permits left to pull and they are hoping to break ground soon.

6. District Management Matters

- a. Manager's Report: Ms. Hardekopf reported that the first quarter billing was completed. She noted they are waiting for a quote on drive-thru security for the community. She also reported the issue with the misuse of the Rec Center has been resolved. The covenant violation involving the couch has been resolved, as well.

Ms. Hardekopf reported they are in the process of hiring an Aquatic Facility Manager for the Rec Center. Mr. Walker said there have been 18 applications and 2 interviews so far. Mr. Walker discussed the three qualified applicants and their experience working with pools. His recommendation is to hire the applicant from Woodmen Hills based on her experience. Mr. Walker noted they are also in the process of putting together job descriptions for a part-time employee to work under the Aquatic Facility Manager.

Ms. Hardekopf discussed the concrete repairs needed by the pool and it has been recommended that the cracks are filled with caulking before repairs since in order to repair the heaving they would have to tear up the tile around the pool which would be a lot more expensive. She noted that may be a project for next year.

There were 2 bids for landscaping, and they decided to stay with the current landscaper due to the more affordable price. The Board discussed the basketball hoop location and decided the rear parking lot by the park is the best location.

Ms. Hardekopf noted they now have LogMeIn installed for the computer system at the Rec Center.

- b. Billing

- 64 Reminder Letters were sent.
- 28 Key Fobs have been deactivated as of March 2, 2020 – 6 have now paid. Roughly an 8% default rate which is good compared to other districts.
- 285 Residences as of 3/2/2020.

- c. Ventana Community Covenants: There was no discussion.

7. Legal Matters:

- a. 2020 Election: Mr. Susemihl reported they cancelled the Election due to the lack of interested parties.

8. Financial Matters:

- a. Capital Budgeting Items: Mr. Walker presented the Capital and Miscellaneous Cost Analysis spreadsheet and went over the capital improvement items. President Bahr pointed out the capital budget and that there are funds to get the

park trail lighting, and automatic external defibrillator done. The Board felt the capital improvement list looked good.

- b. Audit Engagement Letter: Ms. Hardekopf explained the OPRIC issue must be finalized for the 2019 Audit.

9. Public Comment: There was no public comment.

10. Other Business: Director Herzberg reported that a resident asked about repainting the fire hydrants. Ms. Hardekopf explained that would be Fountain Utilities' responsibility. Mr. Walker said he would be happy to contact them.

Next Regular Meeting Date – 10:00 AM on April 15, 2020: The Board cancelled the April meeting and scheduled to meet on May 13, 2020 at 10:00 a.m.

11. Adjournment: The Board adjourned the meeting at 10:18 a.m.

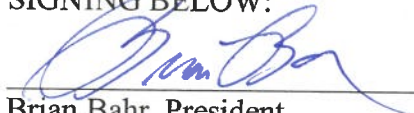
Respectfully submitted,

By: _____





Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL MARCH 20, 2020 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:



Brian Bahr, President

Bruce Peele, Secretary/ Treasurer

Rich Vorwaller, Director

Patrick Jarrett, Director

Jennifer Herzberg, Director