



VENTANA METROPOLITAN DISTRICT
Regular Board Meeting
11007 Hidden Prairie Pkwy.
Fountain, CO 80817
Wednesday, February 12, 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 10:00 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
Barbara Pyle, 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 November 13, 2019 Meeting
 - b. Approval of Payables for the Period ending February 7, 2020
 - c. Acceptance of Unaudited Financial Statements as of January 31, 2020, and the schedule of cash position updated as of January 31, 2020

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

5. Market Update/Construction/Operations: Director Jarrett reported they are moving along briskly in filing 5. There are 5 homes left to sell. Construction has started in all but one lot in filing 6 will start in a couple weeks with the plat recorded as of December. The Board noted that there continues to be strong demand for the community and lots of people want to move to Ventana.
6. District Management Matters
 - a. Manager's Report: Ms. Hardekopf discussed the meeting with Mr. Walker, Director Herzberg and the residents February 4th. She explained there were several concerns such as access to the south parcel through the cul-de-sac, lights for mailboxes, clarification on violation language, weeds along the south border of the community, land use questions and trail connections, the Rec Center is too small if there is going to be another subdivision built. The residents feel it would require a new Rec Center or addition to the pool. Residents also requested to add a kid zone in the pool area. Ms. Hardekopf noted there were requests for an off-leash dog park and a shelter for the bus stop.

Ms. Hardekopf reported that local Boy Scouts would like to host their monthly meetings at the Rec Center, but they don't want to do an agreement form. They would also like the Board to waive the security deposit. Ms. Hardekopf suggested they could pay the \$200 security deposit with a check every 3 months that we just hold and don't cash unless there are damages. The Board discussed and agreed they would like to remain consistent and are willing to do a hold of the check.

Ms. Hardekopf told the Board that residents requested clarification on placement of trashcans and if they can be on the side or front of house. Director Herzberg noted she poured concrete in her side yard to hide them behind the fence. Ms. Hardekopf explained the Board agreed to allow them to be outside if they were on the side of the house and not overflowing with trash. Mr. Walker noted he has not sent violations for trashcans that are at the garage and are neat and not overflowing. This is not a major complaint, but some residents wanted clarification on the language. Board agreed that in front of garage kept neat and orderly is fine.

Ms. Hardekopf reported that a resident has had a couch in front of their house for 5 days and has been sent a violation notice. She requested Board permission to send a violation, have the trash service remove the couch and bill the homeowner for the additional service fee. The Board gave permission to send the violation and have the couch removed with the homeowner responsible for the removal fee. The Board discussed posting a notice on the website about large bulk trash explaining that if the District incurs additional fees for trash, the resident will be responsible.

Ms. Hardekopf discussed mailbox lights and that they are hesitant to install them because the new bollards installed at the park were destroyed and broken as part of an ongoing vandalization issue. The Board discussed that the plan filings is for

plenty of lights to be installed, but it would require a large capital investment to install a light pole.

Ms. Hardekopf updated the Board on a resident who is hosting classes for profit at the Rec Center. The Rec Center is not zoned for commercial purposes and she is advertising on her Facebook and allegedly charging money to attend the class. There are also liability concerns because the class attendees are bringing their children as well. The classes are 4 to 5 adults and 4 to 5 kids. The Board discussed liability issues for the District. The Board instructed Walker Schooler District Managers to turn off the resident's key fob and if they use the facility in violation, send a violation notice. Ms. Hardekopf noted the resident's key fob was already disconnected and she was using another resident's key fob to access the Rec Center. The Board discussed deactivating the key fobs of residents who loan out their key fobs. The Board discussed sending a reminder to the community about key fob rules and not loaning them out. Ms. Hardekopf confirmed they recently sent out a reminder notice about key fob rules to the community. The Board discussed charging a fine if the resident continues to violate the rules. The Board also discussed limiting the number of guests that households can bring or requiring a security deposit for additional guests. President Bahr noted that at places like the YMCA, guests are required to pay. Ms. Hardekopf confirmed it is currently \$5 for additional guests after the first 2 guests and there is no day use fee. Director Herzberg noted the concerns with Ventana expanding, the Rec Center will be crowded. The Board agreed to limiting the guests to 2 per household, and if there are more guests than that it would be an event and a \$200 deposit is required as well as the event fee.

Ms. Hardekopf reported they are replacing the native grass with rock. She also suggested the possibility of hiring a handyman to help repair the caps on the fence due to hail damage and offering it as a service to residents. Ms. Hardekopf discussed a no soliciting sign for the entrance of the community that was denied by the City, but if the sign is less than 4 feet it is allowed without a permit. Residents are still requesting a basketball hoop, but they are still trying to determine where it would be installed as to not disturb anyone. The Board suggested the back parking lot as a possible location.

b. Billing

- 64 Reminder Letters were sent: 6 of 64 are ongoing and will be filed with the Treasurer if they do not pay by November.
- 249 Residences as of 11/7/2019

c. Ventana Community Covenants

7. Legal Matters:

- a. 2020 Election: Self-nomination forms should be sent to Mr. Susemihl. Mr. Walker confirmed no other forms from residents have been received.

8. Financial Matters:

- a. Capital Budgeting: Ms. Hardekopf discussed several capital items that may need to be budgeted for such as pool supplies and equipment including an automatic pool vac, thermal cover for hot tub, defibrillator, and getting the scanner pad

activated. Ms. Hardekopf will get an itemized list with the total for the Board at the next meeting.

9. Public Comment: There was no public present to comment.
10. Other Business: Director Herzberg brought up a concept she heard where communities maintain an agreement with subcontractors to work with a network of workers for the whole community for remodels or fence repairs. The Board discussed the benefit of consistency and familiarity. Mrs. Pyle introduced herself to the Board as a new employee for Walker Schooler District Managers.

Next Regular Meeting Date – 10:00 AM on March 11, 2020

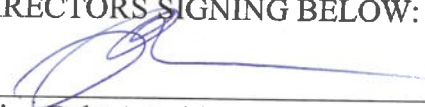
11. Adjournment: President Bahr moved to adjourn; seconded by Director Herzberg. Motion passed unanimously at 10:43 a.m.

Respectfully submitted,

By: _____


Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 12, 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