



**VENTANA METROPOLITAN DISTRICT**

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

**Wednesday, January 12, 2022 – 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 2023  
Jennifer Herzberg - Term to May 2023

**MINUTES**

1. Call to Order: President Bahr called the meeting to order at 10:00 AM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Hardekopf confirmed a quorum was present with Director Vorwaller excused. All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl

Directors in attendance were:

Brian Bahr  
Richard Vorwaller  
Patrick Jarrett  
Jennifer Herzberg  
Bruce Peele (Late)

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers  
Kevin Walker, Walker Schooler District Managers  
Pete Susemihl, Susemihl, McDermott & Downie, P.C.  
Jim Byers, Challenger Homes  
Eric Farrar, VCC Board Member  
Mike Laurencelle, Public

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda as presented; seconded by Director Jarrett. Motion passed unanimously.
4. Regular Business Items

- a. Approval of Board Meeting Minutes from the November 10, 2021 Meeting
- b. Approval of Payables for the Period ending January 12, 2022

i.	General Fund –	\$ 23,448.52
ii.	Bond Fund –	\$ -
<b>iii.</b>	<b>TOTAL –</b>	<b>\$ 23,448.52</b>

- c. Acceptance of Unaudited Financial Statements as of December 31, 2021 and the schedule of cash position updated as of December 31, 2021

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

5. Presentation for Splash Pad and Clubhouse amenities – Jim Byers presentation

Mr. Byers with Challenger homes presented the proposed splash pad and additional amenities to the community. He discussed the addition of the park as a grand lawn area that will have half basketball court, shaded shelter, dog wash station, and a junior neighborhood bike course. The Board discussed the shade structure to match the North Park shade structures that will be installed. The Board discussed the dog wash station be moved to the Club House addition. Mr. Byers discussed the splash pad addition south of the pool deck to include artificial turf, another shade structure, and all age group water activities. Board liked the addition and Mr. Byers clarification to change the fence along Old Pueblo Road to privacy fence while keeping the open fence on the east side of the pool deck. Mrs. Hardekopf inquired that the fence between pool decks would be removed, discussed the current shade structures that will be built this spring, and storage room in the additional Pool mechanical room. President Bahr would like to add an additional shade structure to the south to match the shade sales the Metro District will add. Mr. Byers noted all the feedback from the board and the Board was overall pleased with the proposal.

6. Market Update/Construction/Operations: Director Jarrett reported the plat has been recorded for Filing one of Ventana South. Paving is complete along with utilities are underway and homes are beginning early February.

7. Legal Matters

- a. Mr. Susemihl noted that we will need to post for the Bond hearing that is tentatively scheduled for March 17<sup>th</sup>. President Bahr touched base on the Bond interest rate and where they are at now, Mr. Walker noted they have been holding study around the 2.25%.
- b. Service Plan Amendment Update: Mr. Walker reported we have made movement with the City of Fountain on the Amendment and received communication back for clarifying certain sections.

8. Financial Matters

- a. Bond Update:

Mr. Walker brought to the Boards attention that the O&M mill levy is restricted to 10 mills and we certified 11.1 mills. The district will need to refund those overages back to the property owners through a venue of ways. Director Herzberg asked what the dollar difference roughly is. Mr. Walker confirmed the difference is roughly ten thousand dollars plus or minus.

9. District Management Matters

- a. Manager's Report: Ms. Hardekopf presented the Manager's Report.
  - i. Change in Pool Shade proposal

Mrs. Hardekopf discussed the change in footing depth that is causing the cost of the Shade structure to increase and the Boards approval for the cost change. Director Jarrett made a motion to approve the change order seconded by Director Herzberg. Motion passed unanimously.

- b. Billing/ Collections Review: Ms. Hardekopf presented the billing update.
  - i. October 6, 2021 bills were sent for 4<sup>th</sup> QRT
  - ii. 26 liens in place, 19 of which are new
- d. Recreation Center Operations: Mrs. Hardekopf informed the board we are currently interviewing for a Facility Manager position then we will proceed with hiring 3 part-time positions before summer operations.
- e. Filing 6 Turnover: Mrs. Hardekopf gave an update that filing 6 has not yet been turned over while Challenger waits on City of Fountain approval. Directors Jarrett confirmed that City of Fountain has not yet given approval to remove the silt fencing but will plan on spring.

9. VCC Matters: Ms. Hardekopf reported on VCC matters.

- a. Fence Heights restriction: Mrs. Hardekopf brought to the Boards attention the VCC Board would like to waive the height restriction for fence to allow up to six feet for medium to large breed dogs be contained better. Director Herzberg discussed specifics related to the fence waiver. Director Jarrett, agreed this would be a good practice as they do in other communities. President Bahr inquired about this being authorization granted or an amendment needed. Mrs. Hardekopf clarified she would need a motion and approval from the Board to amend the Design Guidelines. President Bahr made a motion to grant authority to the VCC and would like to review the amendment at the next meeting, seconded by Director Jarrett. Motion passed unanimously.
- b. Violation Highlights
  - i. 0 Violations have been issued to date for 2022
  - ii. 2 Violations remain open, receiving fines

Mrs. Hardekopf discussed the status of violations.

- c. Architectural Submission Highlights:
  - i. 176 Architectural Submissions reviewed in 2021
  - ii. 1 in progress for 2022

President Bahr commented on the great work being done for those architectural submissions.

10. Public Comment and Public Sign-In Attendance Sheet:

President Bahr opened the floor for public comment.

Mr. Laurencelle commented if the lights on the entry sign will be fixed. Mrs. Hardekopf commented she will get someone to look at that light to fix.

Mr. Laurencelle commented on the lighting for the Hidden Prairie Parkway and Cadenza mailboxes. Mrs. Hardekopf confirmed that light was just installed about two weeks ago and is fully operational.

Mr. Farrar inquired if the district has appointed an internal election official. Mr. Susemihl commented the election will be held internally. Mrs. Hardekopf clarified that the district has appointed Mr. Susemihl, legal counsel, as the DEO (Designated Election Official).

11. Other Business:

Next Regular Meeting Date – February 9, 2022 at 10:00 AM

12. Adjourn: President Bahr moved to adjourn at 10:47 AM; seconded by Director Jarrett. Motion passed unanimously.

Respectfully submitted, DocuSigned by:  
By: Rebecca Hardekopf  
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Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 10, 2021 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

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Brian Bahr, President

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Bruce Peele

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Bruce Peele, Secretary/ Treasurer

DocuSigned by:  
Rich Vorwaller

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Rich Vorwaller, Director

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Patrick Jarrett

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Patrick Jarrett, Director

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Jennifer Herzberg

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Jennifer Herzberg, Director