



## **VENTANA METROPOLITAN DISTRICT**

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

**Wednesday, January 9, 2019 – 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  
Amanda Michaelis - Term to May 2020

### **MINUTES**

1. Call to Order: President Bahr called the meeting to order at 10:06 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Bahr confirmed a quorum was present. Director Peele and Director Michaelis are excused along with Legal Counsel, Mr. Susemihl. All disclosures were filed with the Department of Local Affairs, State of Colorado.

Directors in attendance were:

Brian Bahr, President  
Richard Vorwaller, Director  
Patrick Jarrett, Director

Also in attendance were:

Kevin Walker, Walker Schooler District Managers  
Rebecca Hardekopf, Walker Schooler District Managers  
Kristina Kulick, Walker Schooler District Managers

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda; seconded by Director Jarrett. The motion passed unanimously.
4. Regular Business Items:
  - a. Approval of Board Meeting Minutes from the November 14, 2018 Meeting
  - b. Approval of Payables for the Period ending January 13, 2019
  - c. Acceptance of Unaudited Financial Statements as of December 31, 2018, and the schedule of cash position updated as of December 31, 2018

Director Vorwaller moved to approve the regular business items; seconded by Director Jarrett. The motion passed unanimously.

5. Market Update/Construction/Operations: Director Jarrett updated the Board on operations and said Traders Parkway is paved and Filing 4 plat is filed. They will pull permits at the end of the month and start foundations. The Board discussed a large number of closings that being done at the end of the year. President Bahr noted that Ventana must be one of the highest volume subdivisions in El Paso County. Director Jarrett said he anticipates the first closings for Filing 4 in May.
6. District Management Matters:
  - a. Manager's Report – Mr. Walker discussed bookkeeping tasks for January such as the audit, filing the budget, etc. President Bahr noted the cash amount in the bank and asked how much do we need to have in operating accounts, versus interest in notes. Mr. Walker agreed they should not be carrying that much and the Board could plan on making a payment. President Bahr suggested a Board authorization to transfer those funds to debt service since there is \$360,000 in cash. Mr. Walker said he would take a look and clarify that with the end of year items. Director Vorwaller moved to authorize the Manager to transfer funds as needed if it would be beneficial for the District; seconded by Director Jarrett. The motion passed unanimously.
    - Insurance update - Mr. Walker and Ms. Hardekopf updated the Board and said claim #3 is the only claim still open, but only because it involves reordering signs for the pool area and they want to wait so they are not damaged again before the pool opens. Mr. Walker noted adjustments for money coming back from depreciation on all claims.
  - b. Recreation Center Update – Mr. Walker discussed the Christmas lights that were done this past season within the budget of \$1,000. He said it has been quiet at the Recreation Center and the only recent issue was a complaint that the Recreation Center locked on Christmas day. He said it was not clear why it was locked, but it opened the next day. Director Jarrett said he noticed the front concrete is heaving near the handicap ramp to entry and they may need to seal cracks to keep moisture out.
  - c. Landscape Maintenance Status and Review – Mr. Walker discussed an issue where a small sprinkler line was accidentally dug up at a lot across from the Model house but scheduled for repair.
  - d. Ventana Community Covenants, Inc. Report – The Board discussed the next meeting in February. Mr. Walker noted that Director Michaelis' possible absence for the meeting.
7. Legal Matters: Ms. Hardekopf said two delinquent customers had not paid their trash or Recreation Center fees. Their access to the Recreation Center has been turned off, and Mr. Susemihl will send them to collections.
8. Financial Matters: There was no discussion.
9. Public Comment: There was no public comment.
10. Other Business: Director Jarrett and Ms. Hardekopf discussed the concern about lights at the mailboxes. President Bahr noted the neighborhood shines in the evening and the community should be proud. This is giving more reason for the City to agree to rezone the commercial piece to residential.

Next Regular Meeting Date – February 13, 2019, at 10:00 a.m.

11. Adjournment – The meeting adjourned at 10:21 a.m.

Respectfully submitted,

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

  
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 9, 2019 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

\_\_\_\_\_  
Amanda Michaelis, Director



