



VENTANA METROPOLITAN DISTRICT

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

Wednesday, October 10, 2018 – 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: The meeting was called to order at 10:04 a.m. President Bahr and Director Michaelis were excused.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Mr. Walker confirmed a quorum was present. All disclosures were properly filed with the Department of Local Affairs, State of Colorado.

Directors in attendance were:

Bruce Peele, Secretary/ Treasurer
Richard Vorwaller, Director
Patrick Jarrett, Director

Also, in attendance were:

Peter Susemihl, Susemihl, McDermott & Cowan, P.C.
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 Peele. Motion passed unanimously.
4. Consent Agenda Items:
 - a. Approval of Board Meeting Minutes from the September 5, 2018 Meeting
 - b. Approval of Payables for the Period ending September 30, 2018
 - c. Acceptance of Unaudited Financial Statements as of September 30, 2018 and the schedule of cash position updated as of September 30, 2018

Mr. Walker noted that the payables were modified slightly from last week to reflect the payment on the bond anticipation notes and bond related expenses, but everything else is normal. Director Jarrett asked how we were doing on the cash position. Mr. Walker said

cash position is acceptable and will reconcile park fees and the developer advance at the end of the year. Director Jarrett moved to approve the Consent Agenda Items; seconded by Director Vorwaller. Motion passed unanimously.

5. Market Update/Construction/Operations: Director Jarrett updated the Board on operations and said they have closed 70 homes to date and anticipating closing 35 more. He said they will have started all home sites by November except for the one next to the model. He added that on Filings 4 and 5, the contractors are deployed on water and sewer.

6. District Management Matters

- a. Manager's Report - Insurance Update: Mr. Walker said Manager is working on three separate insurance claims. They are still having a hard time finding a window supplier, but thinks they are on to something now. Ms. Hardekopf confirmed that she is in contact with a supplier.
- b. Recreation Center/Pool Operation Update: Mr. Walker said there are a few small things to be done around the pool, but they will wait until next year to get them done. He added that they are wanting to consolidate the signs by the pool as well. Director Vorwaller asked about the kid zone. Ms. Hardekopf said it looks good and confirmed that the door knob was replaced to prevent it from being locked. Mr. Walker said there was a party at the Rec Center last Sunday and a leak in the refrigerator was discovered, so he will have someone come out to look at that. Mr. Walker let the Board know that there will be a Fall fest on Saturday and a resident party on Sunday at the Rec Center. Director Peele suggested signage for the kid zone such as a disclaimer that states there is no supervision provided to reduce liability. Mr. Walker said there was a complaint about the foosball table, a resident's daughter was hit on the head while playing. Ms. Hardekopf confirmed that there is signage that states children under 15 must have parental supervision.

Mr. Walker said the pool was closed with no incident.

- c. Landscape Maintenance Status and Review: Director Jarrett said tree replacements are scheduled for next month. Mr. Walker said they are going over the handover process now and the insurance company did an audit of the park. Ms. Hardekopf said the auditor pointed out a few things; there were items regarding the connections on the playground equipment and panel screws are missing, but nothing extraordinary. The auditor said there is plenty of mulch, the standard is 9 inches and there is currently 11.5 inches. Director Jarrett said they got a quote on bollard style solar lights, but they were very expensive, so he is still looking into that. Director Peele told the Board that a shroud needs to be welded on the gate to keep rain out since the backside of the fob reader is not waterproof. He hopes it will be done in the next week.
- d. Ventana Community Covenants, Inc. Report: Mr. Walker said there has not been a whole lot of activity with five accounts having minor fines. Violations were for landscape, receptacles left on curb, the trailer is getting fined and for not submitting an architectural request. Mr. Walker said they had a CORA request for all documentation around the turnover of the Architectural Committee to the District but that was not done. Mr. Susemihl said in the beginning, everyone

thought it would be the District, but now there is the non-profit and there was not an assignment from the developer to the District. Mr. Walker said the next meeting for the VCC will be in December.

7. Legal Matters: Mr. Susemihl discussed the need for minutes to reflect the excused absences.

8. Financial Matters

a. Preliminary 2019 Budget Review: Mr. Walker said the assessed valuation more than doubled which will result in substantial income from property taxes. Director Peele asked how the developer advance comes in. Mr. Walker said it had in the past been sourced from park impact fees. Director Peele confirmed those are collected at point of sale and not actual cash advance. Mr. Walker said the advance needs to be booked that way to make sure they are eligible to be paid interest. Mr. Walker said there are substantial expenditure differences from last year's budget and will need to amend them for this year and pass the next year's budget. Mr. Walker said the Board can go over the budget draft and on November 14th we will finalize the budget. The final AV will be confirmed November 28th and the mill levy will be filed by December 15th. The final budget will be filed with the state by January 30th. Mr. Susemihl said he will do the resolution and file the mill levy. Mr. Walker said the biggest numbers are Rec Center and Utilities, some are the pool and watering at the park. He said he doubts we will water as much as we did this year, but still best to budget for that to prevent problems going forward. Mr. Walker noted that the trash pickup service is related directly to number of residents we are servicing. Director Vorwaller confirmed they did not raise the price on trash service. Director Jarrett asked about startup and closing. Mr. Walker confirmed we will be doing that this year. Director Vorwaller asked about the chemical cost increase. Mr. Walker said at startup we did not spend any on chemicals because it was done by the contractor. Director Vorwaller asked about the security cost increase. Ms. Hardekopf explained that she rounded up on that and they are doing it every month. She said it may be lower, but she didn't have the final bill to see what it went down to yet. Mr. Walker said he was not sure what the VCC covenant fees will be yet and wanted to count that differently. Mr. Susemihl asked if they are separating the invoices from the District and non-profit. Mr. Walker said they are going to start doing that soon. Director Peele asked about insurance. Ms. Hardekopf said they did not have a way to separate it between the different areas. Director Peele said the price looked reasonable for a facility this size. Director Jarrett suggested bumping up the numbers for resident dues for the 35 anticipated closings. Mr. Walker encouraged the Board to make suggestions or additions to the budget.

b. Budget Hearing scheduled for November 14, 2018 and it will be advertised as such.

c. Bond Anticipation Notes Update: Mr. Walker updated the Board on the bond anticipation notes. He said \$3,014,000 was closed on and it went fine. Mr. Walker added that they have not heard anything from Old Pueblo Road.

9. Public Comment: There was no public comment.

10. Other Business

Next Regular Meeting Date: November 14, 2018 at 10:00 a.m.

11. Adjournment – The meeting was adjourned at 10:31 a.m.

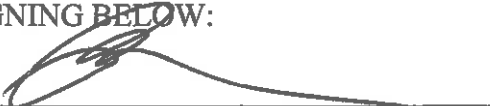
Respectfully submitted,

By: _____

Secretary for the Meeting



THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 10, 2018 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:



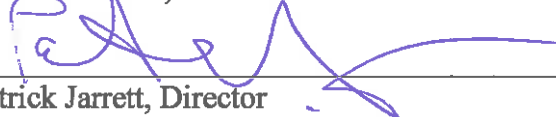
Brian Bahr, President



Bruce Peele, Secretary/ Treasurer



Rich Vorwaller, Director



Patrick Jarrett, Director



Amanda Michaelis, Director

