



VENTANA METROPOLITAN DISTRICT
Regular Board Meeting
11007 Hidden Prairie Pkwy.
Fountain, CO 80817
Wednesday February 14, 2018 – 10:00 a.m.

MINUTES

1. Call to order- President Bahr called the meeting to order at 10:03 AM, noted that Director Vorwaller and Legal Counsel Mr. Susemihl are absent.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters - A quorum was present. All disclosures were properly filed with the Department of Local Affairs, State of Colorado.

In attendance were:

Mr. Brian Bahr, President
Mr. Bruce Peele, Secretary/ Treasurer
Mr. Patrick Jarrett, Director
Mr. Kevin Walker, Walker Schooler District Managers
Ms. Rebecca Hardekopf, Walker Schooler District Managers

3. Approval of Agenda- Director Jarrett made a motion to approve the agenda; motion seconded by Director Peele. Motion passed unanimously.
4. Consent Agenda Items (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda)
 - a. Approval of Board Meeting Minutes from the November 8, 2017 Meeting (attached)
 - b. Approval of Payables for the Period ending February 13, 2018 (attached)
 - c. Acceptance of Unaudited Financial Statements as of January 31, 2018, the schedule of cash position updated as of January 31, 2018 and bank statements (attached)

President Bahr moved to approve the Consent Agenda Items; Director Jarrett seconded to motion. Motion passed unanimously.

5. Market Update/Construction/Operations- Director Jarrett stated Filing No. 3 opened February 9, 2018 for sales. Filing No. 2A and Filing No. 2B will be recorded in March for thirteen more lots. Mr. Walker confirmed with Director Jarrett that those are from the original lots left out of Filing No. 2 for the flood plain.

6. District Management Matters

- a. Manager's Report – Mr. Walker began discussion with operations going well, continued discussion on the only issue we had was with loss of gas service to the Recreation Center but was resolved shortly. Mr. Walker discussed the amended service plan has received comment from the City of Fountain. Discussion on the cost for the Indiana Dr. RR Crossing being covered by the District, President Bahr asked for Mr. Walker to push back on the matter with City of Fountain.
- b. Recreation Center operation update – Mr. Walker pointed out the Utilities are turned over to the District.
- c. Landscape maintenance turnover - Mr. Walker began discussion about landscape maintenance is currently being turned over to management to maintain. A resident had questioned about when the orchard will be completed and if chemicals will be used, if so to please notify the resident by letter and website information. Also, questioned about the snow removal within the neighborhood, Mr. Walker advised the resident that is maintained by the City of Fountain. Director Jarrett questioned Mr. Walker about the “trail to now where” concern. Mr. Walker discussed that he had made an initial inquiry but had not completed the issue discussion with Fountain.
- d. CCR's operations
 - Update on current issues and requests for approvalsMr. Walker discussed the current CCR approvals residents have requested for. President Bahr commented we cannot deny solar panels due to state law. Mr. Walker continued to discuss the current communications between himself and Mr. Susemihl, regarding the collection process for nonpayment of Trash Services. The collection process agreed upon it to file a lien on for nonpayment after 30 days, for the Recreation Center we can collect fees on current property taxes for nonpayment.
- e. Adjust time of meeting to accommodate neighborhood interest – Mr. Walker brought to the Boards attention a residents request to change Board Meeting times to later in the day. President Bahr commented there is no need at this time to adjust the time scheduled but they will look into having one meeting in the next five months at a later time, most likely closer to the opening of the pool.

Mr. Walker also mentioned to the Board that resident, Amanda Ingram, will file a self-nomination to be on the Board of Directors and Pete Susemihl will manage the election.

7. Legal Matters

- a. Ratify previously approved Resolutions needed for bond issue
- Mr. Walker began discussion on Bond Issues, a list of items needed was received on Friday, February 9, 2018. There may be a need for a special meeting held to approve resolutions that Legal Counsel, Pete Susemihl, will draft and ratify bond issues. Director Jarrett request that the meeting take place at the Challenger office.

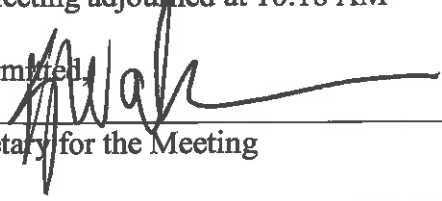
8. Financial Matters

Mr. Walker discussed the issue behind the letter of credit requested as a security deposit in order to transfer the gas service for the Recreation Center. Black Hills energy has to be able to prove we are a government entity to waive the deposit.

9. Public Comment and Public Sign-In Attendance Sheet – There was no Public present to host public comment session.
(Limited to 3 minutes and only for items not on the agenda)
10. Other Business:
Next Regular Meeting Date – Scheduled for 10:00 AM, March 14, 2018
11. Adjourn – Meeting adjourned at 10:18 AM

Respectfully submitted,

By: _____


Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 8, 2017
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

