

**VENTANA METROPOLITAN DISTRICT**

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

**Wednesday, February 9, 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: Director Peele called the meeting to order at 9:56 AM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Hardekopf confirmed a quorum was present with President Bahr excused. All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl

Directors in attendance were:

Richard Vorwaller  
Patrick Jarrett  
Jennifer Herzberg  
Bruce Peele

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers  
Kevin Walker, Walker Schooler District Managers  
Eric Farrar, VCC Board Member  
Mike Laurencelle, Public

3. Approval of Agenda: Mrs. Hardekopf proposed a changed to the agenda to add item c & d under Agenda Item 7 Financial Matters for Ratification for Bond Resolution and Safety Loss Prevention Grant. Director Vorwaller moved to approve the Agenda as presented with additional changes; seconded by Director Herzberg. Motion passed unanimously.
4. Regular Business Items
  - a. Approval of Board Meeting Minutes from the January 12, 2022 Meeting
  - b. Approval of Payables for the Period ending February 9, 2022
 

i.	General Fund –	\$ 25,828.85
ii.	Bond Fund –	\$ -
iii.	<b>TOTAL –</b>	<b>\$ 25,828.85</b>

- c. Acceptance of Unaudited Financial Statements as of January 31, 2022 and the schedule of cash position updated as of January 31, 2022

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

5. Market Update/Construction/Operations: Director Jarrett reported development work is still ongoing for Ventana South. Paving is complete along with utilities are underway and homes are beginning early March.
6. Legal Matters
  - a. Service Plan Amendment Update: Mr. Walker updated the board with the new re-submittal to City of Fountain and we are waiting on response from City of Fountain.
7. Financial Matters
  - a. Consider Approval of BiggsKofford Engagement Letter: Director Jarrett moved to approve the engagement letter; seconded by Director Peele. Motion passed unanimously.
  - b. Bond Update: Mrs. Walker explained to the board that we will move forward with issuing the Bond with or without the Service plan amendment and if the Service Plan amendment is not approved prior the only impact will be to the capital available for the development will be impacted by two million.
  - c. Re-ratification for Bond Resolution: Mr. Walker explained this is re-ratification of already approved bond resolution that changes the term limits and timing of issuance. Director Jarrett moved to approve the ratification of the Bond resolution; seconded by Director Peele. Motion passed unanimously.
  - d. Safety and Loss Prevention Grant: Mrs. Hardekopf informed the Board that she has submitted for fifty percent reimbursement toward the light addition at mailboxes and camera upgrade.
8. District Management Matters & Report
  - a. Billing/ Collections Review: Ms. Hardekopf presented the billing update, informing there are twenty-two liens remaining in place from prior years and 115 reminder letters were sent for first quarter dues.
  - d. Recreation Center Operations: Mrs. Hardekopf informed the board we have filled the Facility Manager position and will be interviewing for parti-time positions this next month.
  - e. Filing 6 Turnover: Mrs. Hardekopf gave an update that filing 6 has not yet been turned.
9. VCC Matters: Ms. Hardekopf reported on VCC matters.
  - a. Design Guideline Amendment: Mrs. Hardekopf reviewed the Design Guideline Amendment allowing for higher fences. Director Herzberg made a motion to approve the amendment; seconded by Director Vorwaller. Motion passed unanimously.
  - b. Violation Highlights
    - i. 2 Violations have been issued to date for 2022
    - ii. 1 Violation remains open, receiving fines

Mrs. Hardekopf discussed the status of violations.

- c. Architectural Submission Highlights:
  - i. 2 approvals for 2022
  - ii. 3 in progress for 2022

Mrs. Hardekopf reviewed the status of the architectural submissions for 2022.

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

Mrs. Hardekopf opened the floor for public comment.

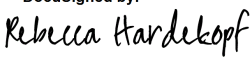
There was no public comment at this time.

11. Other Business:


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


12. Adjourn: Director Herzberg moved to adjourn at 10:26 AM; seconded by Peele. Motion passed unanimously.


Respectfully submitted,

By  Secretary for the Meeting  
DocuSigned by: Rebecca Hardekopf  
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THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 9, 2022, MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

  
DocuSigned by: Brian Bahr  
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 Brian Bahr, President

Bruce Peele, Secretary/ Treasurer  
DocuSigned by: Rich Vorwaller  
  
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 Rich Vorwaller, Director

  
DocuSigned by: Patrick Jarrett  
C68B540075EC490...  
 Patrick Jarrett, Director

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 Jennifer Herzberg, Director