



VENTANA METROPOLITAN DISTRICT

Regular Board Meeting
Via video and telephone conference
Wednesday, May 13, 2020 – 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
Jennifer Herzberg - Term to May 2020

MINUTES

1. Call to Order: President Bahr called the meeting to order at 10:00 a.m. Ms. Hardekopf noted Mr. Walker will be sending the Emergency Resolution to the Board.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Bahr confirmed a quorum and that all Board members were present. All disclosures were properly filed with the Department of Local Affairs, State of Colorado.

Directors in attendance were:

Brian Bahr, President
Richard Vorwaller, Director
Bruce Peele, Director
Patrick Jarrett, Director
Jennifer Herzberg, Director

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers
Riley Walker, Walker Schooler District Managers
Pete Susemihl, Susemihl, McDermott & Downie, P.C.
Members of the Public (See public comment)

3. Approval of Agenda: The Board approved the Agenda.
4. Regular Business Items:
 - a. Approval of Board Meeting Minutes from the March 11, 2019 Meeting
 - b. Approval of Payables for the Period ending May 13, 2020
 - c. Acceptance of Unaudited Financial Statements as of April 30, 2020, and the schedule of cash position updated as of April 30, 2020

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

5. Market Update/Construction/Operations: Director Jarrett reported that the essential and critical business orders allowed Challenger to continue development and construction activity through the last few months. Construction is going full speed ahead in Filing 6 and there are approximately 15 homes left to sell for Ventana. President Bahr asked about the approval of the southern phase. Director Jarrett explained the comment period and information has been collected and the consultants are now working on the overall development plan based on the feedback and comments.
6. District Management Matters
 - a. COVID-19 Report: Ms. Hardekopf discussed how COVID-19 is impacting Ventana including the Rec Center and pool. The Rec Center is to remain closed until further notice per the public health order. The pool is considered a semi-public pool according to El Paso County Health Department, so the pool is to remain closed as well. Ms. Hardekopf noted the pool was filled last Thursday before the clarification that the pool was to remain closed. The cost analysis shows that it would be cheaper to drain the pool and there would be no need to winterize at this time. The pool could then be refilled if there is an opening allowed by the State. Mr. Walker informed the Board that the Aquatics Facility Manager resigned, so he will resume the search for a qualified replacement. In the meantime, they will be working with Front Range Aqua Tech to keep the pool safe until it is decided on whether to drain. Mr. Walker discussed the closure of the Rec Center and the possibility of opening rentals for the Great Room. The Board asked for a cost analysis to refill and drain the pool. Mr. Walker said he is still waiting on the exact numbers from Front Range Aqua Tech, but once they are received, he will send to the Board for review. The Board discussed safety concerns with a full pool, and Mr. Walker explained they would cover the pool.
 - b. Manager's Report: Ms. Hardekopf went over requests from the community for a credit on their fees since the Rec Center has been closed. The Board discussed that the costs to maintain the Rec Center have not gone down and the obligations have not been reduced by the State enforced closure. The Board discussed an alternative of sharing the cost savings if there is any from keeping the pool closed, but the Board does not have enough information at this time. The Board will discuss this issue further at the next Board meeting.

Ms. Hardekopf noted the park and playground was closed due to the public health order but was reopened on May 5, 2020 per City of Fountain guidelines. The playground equipment was sanitized before opening.

- c. Food Trucks: Ms. Hardekopf reported food trucks were brought in for the community and there has been positive feedback with no complaints. She asked the Board for approval to continue the food truck events. The Board agreed to continue to allow food trucks in the community.
- d. Billing
 - Second Quarter Reminder Letters will be sent out May 15, 2020
 - All Key Fobs have been deactivated as of March 17, 2020 per Public Health Order 2020
 - 299 Residences as of 5/8/2020
- e. Ventana Community Covenants: Ms. Hardekopf reported that violations were paused during the Stay at Home Order but will resume during this next phase of

Safer at Home. Ms. Hardekopf reported that 40 architectural reviews were requested for decks, porches, and other home improvements. Director Herzberg reported that she received negative feedback from the community on the new guest policy at the Rec Center. Ms. Hardekopf recommended adding an agenda item for the next Board meeting once the Rec Center can open back up. The Board discussed utilizing the key fobs and a reservation system at the Rec Center once it is allowed to reopen.

7. Legal Matters:

- a. Oaths of Office: Mr. Susemihl reported the election was cancelled and Directors Jarrett and Herzberg were declared the elected officials. The Notice of Cancellation has been sent to the Department of Local Government and the Oaths of Office will be sent once they are signed by the Directors.

8. Financial Matters:

- a. Capital Budgeting Items – Bought, prep for installing. There were no additional updates.

9. Public Comment: Director Herzberg requested a future agenda item for discussion on expected changes if Ventana South is added. She also asked if the lot sizes are smaller in Ventana South. Ms. Hardekopf explained the preliminary plans appear to be for mixed community with some single-family homes, as well as patio homes and a small area for commercial.

Dr. Dinola requested a copy of the agenda prior to the meeting. Mrs. Hardekopf explained the agendas are available on the District's website.

Mrs. Buetler commented there has been discussion on Facebook pages regarding Fountain residents joining the Rec Center, so she has directed them to the website for fee information. She also reported that the back gate on the pool is swinging open due to the wind. Mrs. Buetler asked about the proposed Ventana South and the possibility of adding a walking trail and trees that back up to the homes.

10. Other Business: Next Regular Meeting Date – 10:00 AM on June 10, 2020

11. Adjournment: President Bahr moved to adjourn; seconded by Director Vorwaller. Motion passed unanimously at 10:36 AM.

Respectfully submitted,

By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 13, 2020 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

Jennifer Herzberg, Director