



VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

Via video and telephone conference

Wednesday, June 10, 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: Director Peele called the meeting to order at 10:00 A.M. President Bahr and Director Jarrett were excused.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Hardekopf 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:

Richard Vorwaller, Director
Bruce Peele, 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

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda; seconded by Director Peele. Motion passed unanimously.
4. Regular Business Items:
 - a. Approval of Board Meeting Minutes from the May 13, 2020 Meeting
 - b. Approval of Payables for the Period ending June 10, 2020
 - General Fund – \$ 22,529.42
 - Bond Fund – \$ -
 - **TOTAL – \$ 22,529.42**
 - c. Acceptance of Unaudited Financial Statements as of May 31, 2020, and the schedule of cash position updated as of May 31, 2020

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

5. Market Update/Construction/Operations: Director Vorwaller reported they are building through the last Filing 6 and they are still seeing strong demand for homes. They anticipate being sold out in the next few weeks.
6. District Management Matters
 - a. Manager's Report: Ms. Hardekopf reported security is patrolling the neighborhood at night checking for vandalism that has been an issue in the past. She noted a few complaints from residents not feeling comfortable with them driving through at night, but the security has resulted in calls to Fountain police, so Ms. Hardekopf believes it is helping. Ms. Hardekopf discussed the Rec Center and noted they are still looking for an Aquatic Facility Manager. Ms. Hardekopf discussed the capital budget items and noted Mr. Walker is at the Rec Center now getting the key fob entry access added to the pool gate. Tree replacement is in process and the grass near the park is being addressed after standing water damage. Ms. Hardekopf discussed complaints about horses on the trails and in the community. The Board suggested directing the complaints to the City of Fountain and Ms. Hardekopf will follow up as well.
 - b. COVID-19 Report: Ms. Hardekopf discussed the new June 4, 2020 Safer at Home Order that allows gyms to reopen with precautions. She went over a proposed plan to reopen the Rec Center safely with discussions around pool operations and proposed guidelines on how to operate and maintain the pool safely. Ms. Hardekopf asked the Board for guidance on the Great Room rental options. Director Peele recommended closing Great Room rentals for the time being due to the difficulties managing the Rec Center and residents and enforcing the guidelines. The Board agreed and was in favor with not allowing Great Room rentals until further notice.

There was discussion around the challenges with the hiring of a certified pool operator and Rec Center employee. The Board discussed how to enforce the new guidelines and policies at the pool and Rec Center. After further discussion, Director Peele moved to approve opening the Rec Center and pool pending confirmation that management can follow COVID-19 guidelines put out by the State of Colorado; seconded by Director Vorwaller. Motion passed unanimously.
 - c. Food Trucks: Food Truck events have been going on and the residents have provided positive feedback and are in support.
 - d. Billing
 - 47 Reminder Letters for 2nd quarter dues unpaid
 - All Key Fobs will currently remain deactivated unless registered for a slot of time
 - 312 Residences as of 6/3/2020
 - e. Ventana Community Covenants: Ms. Hardekopf discussed community covenant matters and reported they have resumed violations; 87 violation notices were sent out and the majority were for landscape issues.

7. Legal Matters: There was no discussion.

8. Financial Matters:

- a. Refund/ Credit given to Residents for time of closure: Ms. Hardekopf asked the Board for guidance on refunds or credits for residents for the Rec Center closure. Director Herzberg asked how the fee is defined and if it is a fee for service there may be an obligation to refund, but if part of it is for maintenance then it would not need to be refunded. Director Peele said he thought the Board requested more information on what the costs are to maintain the facilities before deciding on the possibility of reduction in fees. Director Peele discussed the District's obligation to manage the assets regardless of the amenities and the usage of the pool and Rec Center. Ms. Hardekopf discussed there was roughly a \$1,000 decrease in operating expenses from last year, so not a drastic reduction in costs. She suggested taking the savings and using it towards community improvements. Ms. Hardekopf said she will research the definition of the fee. Director Herzberg noted that the fee would be better described as a fee for maintenance as opposed to service because there is so much more going on than just service provided, so if that is not the case they need to investigate how to change that.

9. Public Comment: Ms. Hardekopf opened the meeting for public comment.

Mrs. Buetler asked about the community entrance landscaping. Ms. Hardekopf replied that the landscaping will be changed out in the next month. Mrs. Buetler noted the gate is still coming open and suggested installing a padlock. Mrs. Buetler asked if the 45 people who have not paid will have the ability to reserve a Rec Center or pool spot. Ms. Hardekopf replied they will have to pay their dues to register.

Mr. Farrar asked who is paying for the costs of the security patrol. Ms. Hardekopf explained the Metropolitan District is paying the costs. Mr. Farrar commented that the expense of monitoring the new builds should be the builder's responsibility rather than the Metropolitan District. Ms. Hardekopf noted it is not an additional trip or out of the way for security to patrol the new builds and recommended a discussion internally at Challenger would have to determine paying a portion of those costs.

Mrs. Coleman asked if a walking path will ever be built. Ms. Hardekopf explained the south parcel development will determine if a walking trail will be built, but Director Jarrett was going to make a recommendation to them in favor of the trail.

Mr. Knapp asked what the purpose is of the dirt fill on the northwest end. Ms. Hardekopf explained that is an approved dump site for the dirt for the new build homes.

10. Other Business: Next Regular Meeting Date –10:00 AM on July 8, 2020. Director Herzberg noted she will not be available the morning of July 8, 2020.

11. Adjournment: Director Vorwaller moved to adjourn the meeting; seconded by Director Peele. Motion passed unanimously at 10:55 AM.

Respectfully submitted,

By: _____

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 10, 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