



**VENTANA METROPOLITAN DISTRICT**  
Regular Board Meeting  
Via video and telephone conference  
**Wednesday, September 9, 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.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Bahr confirmed a quorum. All disclosures were properly filed with the Department of Local Affairs, State of Colorado.

Directors in attendance were:

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

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers  
Kevin Walker, Walker Schooler District Managers  
Riley Walker, Walker Schooler District Managers  
Pete Susemihl, Susemihl, McDermott & Downie, P.C.  
Members of the Public (See Sign-In Sheet)

3. Approval of Agenda: Ms. Hardekopf noted a change on item 4.b., the payables amount is now \$34,465.05 due to invoices received yesterday. Director Vorwaller moved to approve the Agenda as amended; seconded by Director Peele. Motion passed unanimously.
4. Regular Business Items:
  - a. Approval of Board Meeting Minutes from the August 12, 2020 Meeting
  - b. Approval of Payables for the Period ending September 9, 2020
    - General Fund – \$ 34,465.05
    - Bond Fund – \$ -
    - **TOTAL – \$ 34,465.05**

- c. Acceptance of Unaudited Financial Statements as of August 31, 2020, and the schedule of cash position updated as of August 31, 2020

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

5. Market Update/Construction/Operations: Director Jarrett reported on construction activity and noted they have pulled all permits for Ventana and the final foundations have begun. We are scheduled to complete framing on homes by early October and final closings early first quarter of 2021. President Bahr asked about the approval of Ventana's southern section. Director Jarrett explained it is several weeks past due from when initial comments were committed. Last week, they were told they would have comments by Monday, but they have not been received yet.

6. District Management Matters

- a. Manager's Report with COVID-19 updates: Ms. Hardekopf reported on management matters and noted the invoice was sent to Challenger for the security cost sharing. The COVID-19 Relief fund grant application is still pending, and they have requested additional documents. The aquatic facility employees have been doing a great job and there have been no complaints from the community. Ms. Hardekopf discussed a change in policy at the Rec Center that no longer allows walk-ins to eliminate unauthorized guests. The pool is scheduled to close October 5, 2020. Ms. Hardekopf requested Board guidance on a community request to keep the spa open. After discussion, the Board agreed to close the spa with the pool on October 5, 2020 to avoid liability issues and unnecessary expenses for the District.

Ms. Hardekopf discussed landscape maintenance and noted they have Weisberg lined up to complete the park landscape maintenance. Ms. Hardekopf requested Board guidance on a request to install bike racks by the mailboxes with stairs to access the park. The Board requested a cost estimate before deciding.

- b. Food Trucks – September Schedule: No Foods Trucks, Boy Scouts: Mrs. Hardekopf reported that Boy Scouts will be selling popcorn at the Rec Center parking lot instead of food trucks in September.

- c. Billing

- July 6, 2020 bills were sent out for 3<sup>rd</sup> QRT
- 338 Residences as of 9/2/2020
- 58 Reminder letters mail on 8/6/2020 for 3<sup>rd</sup> QRT dues
- 19 Ongoing Shut Off
- 1 Payment Agreement
- 19 Warning letters mailed on 9/3/2020

7. Legal Matters:

- a. Review VCC Board Candidates and Elect for next term: Ms. Hardekopf discussed the two candidates who sent in letters of interest to be on the VCC Board. Mr. Farrar introduced himself and said he plans on being a resident of Ventana for a long time. He is interested in maintaining the value of the property for himself as well as the benefit of the community. Dr. Di Nola explained there are a few

reasons why she would like to be on the VCC Board, one is that she is a resident and would like to maintain the pleasant community and also be a spokesperson for the residents and the Board. She discussed the benefits of having a member of the community on the Board and noted she is a social worker and professor so she likes to weigh both sides of the story and would bring that to the Board. She discussed residents who are in default and how she would like to see how they can remedy that situation. She added that she is not just here for Ventana but is here for everybody. President Bahr moved to appoint the two candidates to the VCC Board committee. Mr. Susemihl noted that they will need to appoint a third board member from the current Board of Directors. Director Herzberg messaged that she would be interested in being appointed to the Board. President Bahr thanked Director Herzberg and amended his motion to appoint Mr. Farrar, Dr. Di Nola, and Director Herzberg to the VCC Board; seconded by Director Vorwallner. Motion passed unanimously.

Mr. Susemihl suggested scheduling the 2021 Budget Hearing for the November 11, 2020 regularly scheduled Board meeting. The Board agreed.

8. Financial Matters:

- a. 2019 Audit Update: Mr. Walker reported the 2019 Audit was submitted and does have the qualification regarding the OPRIC debt. He spoke to the Auditors last week and they have a process to begin to repair the issue, so it is no longer a qualified opinion.
  - b. Bond issue update: Mr. Walker reported they are continuing work on the bond issue. They have a new financial plan based on the most recent plan submitted to the City of Fountain that will be incorporated into the Service Plan. They hope to have the new Service Plan submitted to the City next week. Mr. Walker noted the current valuation went from \$4.9 Million last year to \$6.8 Million this year, a result of new construction coming on to assessed valuations. The financials show a \$7.9 Million Series A Bond Issue of which \$4.4 Million will go to pay off the current bond anticipation notes and roughly less than \$1 Million that will go to OPRIC. Mr. Walker noted they are investigating the possibility of a Series B Bonds for \$1.1 Million. The Series A Bonds are projected to be issued at 5.5% interest and the current debt is at 8% interest, so a substantial savings over time. The attorneys are working on drafting the bond documents and Mr. Walker will distribute them as soon as he gets a copy for Board review. The anticipated bond issuance date is middle to late November to be closed out before the end of the year.
9. Public Comment: Mrs. Tjeerdsma said she was joining the meeting to discuss a variance in their backyard for a shed. Ms. Hardekopf explained her issue will be discussed at the VCC meeting immediately following the Ventana Metropolitan District Board meeting.
10. Other Business: Next Regular Meeting Date – 10:00 AM on October 14, 2020. The Board agreed to cancel the October meeting and meet in November instead.

Director Herzberg mentioned that she received a phone call from Todd Evans with the City of Fountain and the Fire Chief. They gave her an update on the Old Pueblo improvements and that they plan to begin work in mid-October that will involve road

closures. Once she gets more information, she will draft an email with Ms. Hardekopf to distribute to the Ventana community.

11. Adjournment: President Vorwaller moved to adjourn the meeting; seconded by Director Jarrett. Motion passed unanimously at 10:34 AM.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 9, 2020  
MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF  
DIRECTORS SIGNING BELOW:

\_\_\_\_\_  
Brian Bahr, President

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Bruce Peele, Secretary/ Treasurer

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Rich Vorwaller, Director

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Patrick Jarrett, Director

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Jennifer Herzberg, Director