



VENTANA METROPOLITAN DISTRICT
Regular Board Meeting
Via video and telephone conference
Wednesday, November 11, 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 Vorwaller called the meeting to order at 10:04 A.M.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Hardekopf confirmed a quorum and noted President Bahr was excused. All disclosures were properly filed with the Department of Local Affairs, State of Colorado.

Directors in attendance were:

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 to item 4.b. Director Jarrett moved to approve the Agenda as amended; seconded by Director Vorwaller. Motion passed unanimously.
4. Regular Business Items:
 - a. Approval of Board Meeting Minutes from the September 9, 2020 Meeting
 - b. Approval of Payables for the Period ending November 11, 2020
 - General Fund – \$ 39,437.31
 - Bond Fund – \$ _____ - _____
 - **TOTAL – \$ 39,437.31**
 - c. Acceptance of Unaudited Financial Statements as of October 31, 2020 and the schedule of cash position updated as of October 31, 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 they have completed the drywall on all houses in Ventana. The latest closing is projected to be January 2021. The model home is being converted back to a residence and turned over to the owner. Director Jarrett reported on Ventana South and noted the second submittal is in to the City and the goal of the development group is to be on Planning Commission in December.
6. District Management Matters
 - a. Manager's Report with COVID-19 updates: Ms. Hardekopf reported the grant application was approved but the pay request was denied so she is researching further to see how it can be approved. Ms. Hardekopf reported on Rec Center operations and noted the 3 employees are working a split shift schedule. The recent update to Safer at Home did lower the occupancy to 25% which is 4 people max allowed in the Fitness Area. She reported that Front Range will be providing a proposal on repairs to the pool mechanical room before the next season starts. Ms. Hardekopf discussed landscaping and that Weisburg is under contract for the park for the remainder of the season and starting next year they will handle all of the landscape parcels and tracts. Mr. Rothe will maintain the tracts through the winter.
 - b. Ventana Community Survey: Ms. Hardekopf presented the results of the Ventana Community Survey. There were 150 people who participated in the survey, so it was a success. Based on survey responses, a majority agreed to the new Rec Center split shift hours and a majority think they need to be stricter on covenant enforcement. A Ventana Community Facebook page was created based on survey responses showing that would be beneficial. Ms. Hardekopf noted the District website is being converted to a new platform that is more user friendly. Ms. Hardekopf discussed the survey responses on District Management approval and noted they reached out to those residents who were dissatisfied to see what improvements could be made. Based on survey responses, a monthly newsletter will be sent out to provide updates to the community.
 - c. VCC concerns with appointees: Ms. Hardekopf reported that concerns were brought up about one of the VCC board members due to them possibly not residing within the community. The board member clarified they do live in the community but does commute a lot. Ms. Hardekopf proposed a new by law that requires the board members to reside in the community 90% of the time. The Board discussed that as long as it is their primary residence they should be qualified and expressed concerns with keeping track of how often they are at home.
 - d. Food Trucks – November Schedule: Ms. Hardekopf reported there are no food trucks scheduled for November.
 - e. Billing
 - October 6, 2020 bills were sent out for 4th QRT
 - 365 Residences as of 11/10/2020
 - 61 Reminder letters mail on 11/10/2020 for 4TH QRT dues
 - 15 Ongoing Shut Off

7. Legal Matters: There was no discussion.
8. Financial Matters:
 - a. 2021 Budget Review: Mr. Walker presented the 2021 Budget to the Board. He noted the beginning fund balance is about \$50,000 and next year there will be a developer advance of roughly \$100,000. The Rec Center dues will generate roughly \$160,000 and general property taxes for operations and maintenance will be \$75,000. Mr. Walker discussed expenses and noted a slight increase in management costs, insurance, utilities, and landscape maintenance costs. Mr. Walker discussed the Rec Center expenses and noted costs will increase slightly for payroll so they can have staff to manage both the pool and rec center during the summer. Mr. Walker discussed the possible bond issue next year for \$9.3 Million. He noted it will not increase taxes and it is a refinance of current debt that will save the District money over time. Mr. Walker confirmed they do not show an increase in the mill levy, both operations and bonds stay the same, so no increase in tax rates for 2021. Director Vorwaller opened the public hearing on the Budget. After no public comment, the public budget hearing was closed by the Board. Director Jarrett moved to approve and adopt the 2021 Budget Resolution; seconded by Director Peele. Motion passed unanimously. Mr. Susemihl noted the numbers may adjust slightly due to the final assessed valuation.
 - b. Bond issue update: Mr. Walker updated the Board on the bond issue and noted they are making the submittal to the service plan this week. He anticipates the bond issuance in the first quarter of 2021.
9. Public Comment: Mr. and Mrs. Nelson asked about the status of the trail behind Phase 1. Director Jarrett explained the plans have not changed and there is still a tract and trail between current Ventana and Ventana South that are still active and part of the plans. The development team is working on the open space in Filing 6 that will continue on into the Spring. Director Jarrett confirmed the approval process is ongoing for Ventana South.
10. Other Business: Next Regular Meeting Date – 10:00 AM on December 9, 2020. The Board confirmed the next regular meeting date.
11. Adjournment: Director Vorwaller moved to adjourn; seconded by Director Peele. Motion passed unanimously at 10:37 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 11, 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