



VENTANA METROPOLITAN DISTRICT
Regular Board Meeting
Via video and telephone conference
Wednesday, December 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: Ms. Hardekopf confirmed a quorum and noted 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
Jennifer Herzberg, Director
Patrick Jarrett, Director
Bruce Peele, Secretary/ Treasurer

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 Sign-In Sheet)

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda as presented; seconded by Director Jarrett. Motion passed unanimously.
4. Regular Business Items:
 - a. Approval of Board Meeting Minutes from the November 11, 2020 Meeting
 - b. Approval of Payables for the Period ending December 9, 2020
 - General Fund – \$ 29,691.81
 - Bond Fund – \$ 69,172.85
 - **TOTAL – \$ 98,864.66**
 - c. Acceptance of Unaudited Financial Statements as of November 30, 2020 and the schedule of cash position updated as of November 30, 2020

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

5. Market Update/Construction/Operations: Director Jarrett reported that they received the last certificate of occupancy for filing 5 and filing 6 is all under contract to be sold by the beginning of next year.
6. District Management Matters
 - a. Manager's Report with COVID-19 updates
 - b. Food Trucks – December Schedule: No Foods Trucks
 - c. Billing
 - October 6, 2020 bills were sent out for 4th QRT
 - 367 Residences as of 12/3/2020
 - 61 Reminder letters mail on 11/10/2020 for 4TH QRT dues
 - 24 New Shut offs will be mailed on 11/4/2020 for 4th QRT dues
 - 15 Ongoing Shut Off

Ms. Hardekopf presented the Manager's Report with COVID-19 updates. Ms. Hardekopf said she will prepare options for fines and the impacts for Board review at next meeting. The Board discussed a requested agility course along the trail and shade for the park such as a gazebo. The Board will further review the cost estimates for these items to compare with what is available in the budget. The Board directed Ms. Hardekopf to research the costs for the spa bubble building. After discussion, the Board was not in favor of arcade games and consoles at the Rec Center. The Board also directed Ms. Hardekopf to further research options for a storage shed.

7. Legal Matters: Mr. Susemihl reported the final assessed valuation was received and the final numbers are set forth in a Budget Resolution that is ready for Board signatures.
8. Financial Matters:
 - a. Bond issue update: Ms. Hardekopf noted that Mr. Walker was not on the call to give an update, but she is not aware of any changes since last meeting. She will have Mr. Walker send a memo updating the Board on the bond issue. President Bahr noted he heard they received an answer back from Old Pueblo Road Improvement Company which has been the obstacle for refinancing debt.
9. Public Comment: President Bahr opened the meeting for Public Comment.

Ms. Beutler commented that most people are openly refusing to pay their fines on social media. She also commented on storage for pool items and noted the pool cover is not secured down and could blow over the fence during windstorms. Ms. Hardekopf said she will be sure to get the cover secured as soon as possible.

Mr. Farrar commented that residents should be aware of the Covenants and the fines associated. He noted there has been discussion on social media about residents wanting to decorate the Rec Center exterior and entrance to the subdivision for holidays. He asked if residents would be able to do something like that. Ms. Hardekopf said they do have Christmas lights for the Rec Center, but she would like to get the Board's opinion on decorating the entrance and address the logistics of getting things plugged in. The Board

agreed that decorating the entrance would be lovely, and recommended management supervision.

Mr. Laurencelle commented that it gets very dark at night at the mailboxes at the corner of Hidden Prairie Parkway and expressed safety concerns. Ms. Hardekopf said she will research the costs for getting lighting in that area.

Ms. Bohn commented that she also would be in favor of lighting at the mailboxes.

10. Other Business: Ms. Hardekopf reported that she received a resignation from the Ventana Covenant Committee Board, so there is a vacancy that will need to be filled. She will advertise the vacancy online.

Next Regular Meeting Date – 10:00 AM on January 13, 2020

11. Adjournment: President Bahr moved to adjourn the meeting at 10:30 a.m.; seconded by Director Vorwaller. Motion passed unanimously.

Respectfully submitted,

By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL DECEMBER 9, 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