



VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

Via video and telephone conference

Wednesday, January 13, 2021 – 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 10:01 A.M.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Hardekopf confirmed a quorum. All disclosures were properly filed with the Department of Local Affairs, State of Colorado.

Directors in attendance were:

Brian Bahr
Patrick Jarrett
Bruce Peele
Richard Vorwaller
Jennifer Herzberg

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers
Riley Walker, Walker Schooler District Managers
Kevin 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 Jarrett moved to approve the Agenda as presented; seconded by Director Peele. Motion passed unanimously.
4. Regular Business Items:
 - a. Approval of Board Meeting Minutes from the December 9, 2020 Meeting
 - b. Approval of Payables for the Period ending January 6, 2021
 - General Fund – \$ 15,785.41
 - Bond Fund – \$ 1,500.00
 - **TOTAL – \$ 17,285.41**
 - c. Acceptance of Unaudited Financial Statements as of December 31, 2020 and the schedule of cash position updated as of December 31, 2020

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

5. Market Update/Construction/Operations: Director Jarrett reported they closed on the last home in Ventana on January 11th. Landscaping is planned for the upcoming Spring for those homes that closed in the winter. Director Vorwaller and Mr. Susemihl joined the meeting.
6. District Management Matters
 - a. Manager's Report with COVID-19 updates
 - b. Food Trucks – January Schedule: No Food Trucks
 - c. Billing
 - January 6, 2021 bills were sent for 1st QRT
 - 379 Residences as of 1/6/2021
 - 25 Letters for Intention to file liens were sent on 12/24/2020
 - 17 remain outstanding to file lien

Ms. Hardekopf presented the Manager's Report. She reported the District's application for COVID relief funds was approved and the requested \$27,000 was received on December 24th. Ms. Hardekopf also reported the monthly newsletter was distributed for January. Ms. Hardekopf discussed Rec Center updates and informed the Board that an employee submitted their two weeks' notice, but another employee has already been hired so there should not be any interruption in staffing. She noted the gym capacity was increased to 25%, so 4 people are now allowed at a time. Ms. Hardekopf discussed repairs to the pool and rec room and noted they are waiting on Front Range Aqua Tech to provide a proposal as well as a second proposal from another pool operating company that will be discussed later in the Agenda. Ms. Hardekopf went over violations and noted they have closed out 273 violations out of 280 in 2020. She noted she will continue to work on the capital improvements list and will provide quotes and pricing at the next Board meeting. Ms. Hardekopf discussed the billing status. Mr. Susemihl confirmed the 17 liens were filed.

Director Herzberg joined the meeting.

7. Legal Matters: Mr. Susemihl confirmed there were no additional legal matters to discuss.
8. Pool Proposal – Opening and Summer Operations: Mr. Riley Walker discussed a second pool operating company he found, Colorado Springs Pool and Spa who proposed to open the pool for \$1,500 including draining the pool, cleaning, startup, and balancing the chemicals. They will also perform weekly pool maintenance including vacuuming, cleaning, and performing chemical tests and adjustments for \$750 per week. They can also provide proposals for some of the miscellaneous repairs that are needed. He noted they will still need someone to complete the daily chemical checks, but they could hire someone to do that for us. Ms. Hardekopf confirmed their proposal is cheaper than the pool operating company from 2 years ago. President Bahr requested a price comparison. Ms. Hardekopf will send the information to the Board for review.
9. Financial Matters:

- a. Board approval to utilize Bill.com for Accounts Payable: Ms. Hardekopf explained they would like to implement Bill.com to alleviate issues with hunting down physical check signatures. The Board discussed who would be the check signers and ultimately agreed upon the Board Treasurer and President. The Board approved utilizing Bill.com for Accounts Payable.
- b. Bond issuance update: Mr. Kevin Walker updated the Board on the bond issuance and noted they are moving forward in the bond process. A service plan was submitted in December and they are working with DA Davidson on the documents. Mr. Walker noted they should have a hearing by end of February or early March, and hopefully able to issue bonds shortly after that.

10. Public Comment: President Bahr opened the meeting for Public Comment.

Mr. Eric Farrar commented on the violation letters and community requests for additional specific details on their violation notices.

11. Other Business: Next Regular Meeting Date – 10:00 AM on February 10, 2021.

Ms. Hardekopf discussed the wage for the Rec Center employee and requested that her hourly rate be increased to \$15.50. She noted this employee has gone above and beyond, and she would also like to promote her to Facility Manager. The Board had no objections and would like to move forward with the request to increase her hourly rate to \$15.50 as Facility Manager.

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

Respectfully submitted,

By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 13, 2021 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