



VENTANA METROPOLITAN DISTRICT
Regular Board Meeting
Via video and telephone conference
Wednesday, February 10, 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 2023
Jennifer Herzberg - Term to May 2023

MINUTES

1. Call to Order: Director Peele called the meeting to order at 10:03 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 by Mr. Susemihl. Director Herzberg was excused from this meeting.

Directors in attendance were:

Patrick Jarrett
Bruce Peele
Richard Vorwaller
Brian Bahr (arrived late)

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers
Kevin Walker, Walker Schooler District Managers
Pete Susemihl, Susemihl, McDermott & Downie, P.C. (arrived late)
Members of the Public

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 January 13, 2021 Meeting
 - b. Approval of Payables for the Period ending February 3, 2021
 - General Fund – \$ 29,671.74
 - Bond Fund – \$ -
 - **TOTAL – \$ 29,671.74**
 - c. Acceptance of Unaudited Financial Statements as of January 31, 2021 and the schedule of cash position updated as of January 31, 2021

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

5. Market Update/Construction/Operations: Director Jarrett reported they closed the last home in Ventana the second week of January. They are wrapping up landscaping in Filing 6 and it is substantially complete in the open track park area. Ventana South is scheduled to appear in the March Planning Commission meeting as development continues in that section.
6. District Management Matters
 - a. Manager's Report with COVID-19 updates
 - b. Food Trucks – February Schedule: No Foods Trucks
 - c. Billing
 - January 6, 2021 bills were sent for 1st QRT
 - 384 Residences as of 2/3/2021
 - 15 liens filed.
 - 134 Reminder Letters sent on 2/3/2021 for unpaid dues.

Ms. Hardekopf presented the Manager's Report. She reported that the monthly newsletter was distributed and included a notice of the VCC Board vacancy. Ms. Hardekopf discussed the Rec Center and noted they may need to close for a few hours so that the Aquatic Facility employee is able to take time off. Ms. Hardekopf discussed COVID-19 updates and informed the Board that capacity has been increased to 50% which is 9 people allowed in the gym at a time. Ms. Hardekopf discussed that Filing 5 landscape maintenance has been officially turned over to the District and Filing 6 is expected to be turned over next August. Ms. Hardekopf reported there were 17 violations issued, 9 of them are open and 5 are continuations from last year and only 5 are currently receiving fines. Mr. Susemihl and President Bahr joined the meeting.

7. Legal Matters: Mr. Susemihl reported one lien was removed yesterday and a Notice of Satisfaction was sent.
8. Pool Proposal – Opening and Summer Operations: The Board discussed the pool start-up proposal and Director Peele commented that the maintenance looked good but would like to see the total package of the repairs and maintenance for review at the next meeting. Director Jarrett also commented that he is comfortable with the amount for the maintenance portion but would like to review repair estimates from both companies. Director Vorwaller added that he would also like to see everything so there are no surprise costs. Ms. Hardekopf noted the contract does not include repairs to the rec room and is just for the full-service maintenance. After further discussion, President Bahr moved to approve the Pool Proposal; seconded by Director Vorwaller. Motion passed unanimously.
9. Financial Matters:
 - a. Customers not paying bills/ Customer request for fee waived: The Board discussed customers not paying bills and requests for fees being waived. It was discussed that fees are used to maintain the Rec Center, trash removal, covenant control, and common area maintenance. Ms. Hardekopf noted the fees are \$135 Director Vorwaller said he would not be in favor of waiving the fees because they are necessary to maintain all the items discussed, and the prudent thing would be

to collect the fees. Ms. Hardekopf noted the fees also cover the payment for the employee that is required since the Rec Center is currently open. After further discussion, the Board agreed that they are not in favor of waiving the fees.

- b. Bond issuance update: Mr. Walker reported that they are still waiting on comments back from the City of Fountain on the service plan that was submitted. Mr. Walker hopes to have everything back in time to give a detailed presentation at the next Board meeting.

10. Public Comment: The public present had no comment.

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

President Bahr commented that he is thankful for the community’s patience as they deal with COVID, and he is thrilled with how the community neighborhood is turning out and hopes the residents are just as excited about it.

12. Adjournment: Director Jarrett 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 FEBRUARY 10, 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