



VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

Via video and telephone conference

Wednesday, April 14, 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: 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. All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl.

Directors in attendance were:

Patrick Jarrett
Richard Vorwaller
Brian Bahr
Jennifer Herzberg
Bruce Peele

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

3. Approval of Agenda: Ms. Hardekopf noted corrections to the date and General Fund on Agenda item 4.b. Director Vorwaller moved to approve the Agenda as corrected; seconded by Director Jarrett. Motion passed unanimously. Director Peele joined the meeting.
4. Regular Business Items:
 - a. Approval of Board Meeting Minutes from the March 10, 2021 Meeting
 - b. Approval of Payables for the Period ending April 14, 2021

• General Fund –	\$	22,820.05
• Bond Fund –	\$	<u>-</u>
• TOTAL –	\$	22,820.05

- c. Acceptance of Unaudited Financial Statements as of March 31, 2021 and the schedule of cash position updated as of March 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 there is no active construction, and they are working on common area wrap-up as weather allows this Spring. The Ventana South project was approved by the Fountain City Council last night with unanimous vote. Grading is currently underway in the Ventana South portion.
6. District Management Matters
 - a. Manager's Report with COVID-19 updates: Ms. Hardekopf presented the Manager's Report. Ms. Hardekopf discussed complaints from the community about the trash service and getting proposals from other companies. Ms. Hardekopf went over the pool opening and reservation system for COVID-19 capacity restrictions. The pool is scheduled to open the first or second week of May, but still waiting for confirmation on exact opening date. The pool repairs proposals were received from Front Range Aquatech for \$1,400 and from the current Pool and Spa Manager for \$820. A proposal was also received for weights and related equipment for the gym. The Board approved the pool repairs for \$820 done by the current Pool and Spa Manager. The Board discussed the proposal for the weights and related gym equipment and agreed it is expensive considering some free weights are already provided. The Board agreed they would approve an expense of \$300 - \$400 if kettle bells can be found at that price. Ms. Hardekopf discussed a proposed pool mechanical room being constructed at the proposed splash pad and including additional space for pool equipment storage for the District. Director Jarrett directed her to contact Mr. Jim Byers to discuss.
 - b. Food Trucks – April Schedule: There are currently no foods trucks scheduled, and the license expires in May. The annual license that allows food trucks is \$110. The Board unanimously approved renewing the annual license for food trucks.
 - c. Billing: Ms. Hardekopf reported on CCR violations to date.
 - April 6, 2021 bills were sent for 2nd QRT.
 - Community is built out.
 - 23 liens filed to date (4 have been removed from original 15).
 - Reminder Letters will be sent on 5/3/2021.
 - Collection Letters will be sent on 6/2/2021.
7. Legal Matters: Mr. Susemihl reported the financial plan is done for the bond issue, and once the bond documents are finalized the District can post notice to issue debt. Mr. Susemihl confirmed he will file the conflicts of interest statements with the Secretary of State for the board members that are connected to the development.
8. Financial Matters:
 - a. Bond issuance update: Mr. Kevin Walker reported they have had several meetings with the City on the Service Plan Amendment and will be making a final submittal by tomorrow. The City Council Hearing is tentatively scheduled for the first week of May, and the bond closing is anticipated at the end of June. President Bahr noted the bond rate is substantially lower than the interest cost on

the current debt, so that is part of the reason for bond issuance is to refinance at the lower interest rates and the better amortization schedule.

9. Public Comment: Ms. Hardekopf opened the meeting for public comment. Mr. Farrar reported the Boy Scouts are considering painting the fire hydrants as one of their community engagements projects. Ms. Hardekopf noted she heard from City of Fountain Water and they do not allow the painting of hydrants. Mr. Farrar confirmed he will coordinate with both the Fire Department and City of Fountain Water before moving forward.

Mrs. Miller asked what the pool capacity is. Ms. Hardekopf confirmed the pool capacity is maximum 50 people.

Mr. Laurencell requested a streetlight for the mailbox area update. Ms. Hardekopf explained that City of Fountain does not recommend an additional streetlight and would not provide a quote. Mr. Laurencell explained the mailbox area is pitch black after dark and the streetlight is pointing in the other direction, so it does not illuminate the mailboxes. He will provide a photo. Ms. Hardekopf said they did note the parking lot area not having a light, so she will contact a light contractor.

10. Other Business: Next Regular Meeting Date – 10:00 AM on May 12, 2021. The Board confirmed the next meeting date.

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

Respectfully submitted,

By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 14, 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