



## VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

Via video and telephone conference

**Wednesday, May 12, 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.

Directors in attendance were:

Patrick Jarrett  
Jennifer Herzberg  
Bruce Peele  
Brian Bahr, Excused  
Richard Vorwaller, Excused

Also in attendance were:

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

3. Approval of Agenda: Ms. Hardekopf noted a change to the Payables due to a late invoice being received. The new amount is \$20,064.87. Director Peele moved to approve the Agenda as revised; seconded by Director Herzberg. Motion passed unanimously. The Board excused Directors Bahr and Vorwaller.

4. Regular Business Items:

- a. Approval of Board Meeting Minutes from the April 14, 2021 Meeting
- b. Approval of Payables for the Period ending May 12, 2021

• General Fund –	\$	20,064.87
• Bond Fund –	\$	-
• <b>TOTAL –</b>	<b>\$</b>	<b>20,064.87</b>

- c. Acceptance of Unaudited Financial Statements as of April 30, 2021 and the schedule of cash position updated as of April 30, 2021

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

5. Market Update/Construction/Operations: Director Jarrett reported there are no construction or operations updates. The land development group is currently working on preliminary grading for the site and approvals with the City.
6. District Management Matters
  - a. Manager's Report with COVID-19 updates: Ms. Hardekopf presented the Manager's Report. The monthly newsletter was distributed for May and a second survey was distributed to the residents. Pool is scheduled to open on May 21, 2021 pending weather. Pool and Rec Center capacity is back to 100% and there will be no mask requirements for the pool area, but social distancing will be encouraged. Reservations will no longer be required. Pool hours will be 6 AM to 10 PM. The Board discussed resuming Great Room rentals and guests. Ms. Hardekopf can provide a price estimate for extra cleaning. The Board agreed to resume Great Room rentals pending the minimum cleaning costs and guests at \$5.00 per person. Ms. Hardekopf discussed VCC violations; 73 violations were issued. Ms. Hardekopf discussed capital improvement projects. She presented proposals for shade options at the pool. The Board expressed concerns with temporary options and umbrellas due to high winds in the area and agreed to discuss further at the next meeting. Ms. Hardekopf discussed lighting at the mailboxes and noted they are still looking into options such as a shorter light post. Ms. Hardekopf noted certain capital improvement items are on hold due to funds and COVID restrictions.
  - b. Food Trucks – May Schedule: Ms. Hardekopf reported that the permit was renewed to allow food trucks at the Rec Center and the May schedule has been posted on the website.
  - c. Billing: Ms. Hardekopf presented the Billing status.
    - April 6, 2021 bills were sent for 2<sup>nd</sup> QRT
    - Community is built out
    - 13 liens filed to date
    - 100 Reminder Letters will be sent on 5/3/2021
    - Collection Letters will be sent on 6/2/2021
7. Legal Matters: Mr. Susemihl had no legal matters to discuss.
8. Financial Matters
  - a. Bond issuance update: Mr. Walker discussed the bond issuance update. The new bond issue is moving forward, and a new Service Plan submittal was done. Preliminary comments were received from City of Fountain and a hearing is anticipated for June or July. Bond Resolutions and Disclosure documents will be completed over the next 30 days. Mr. Walker noted they are hoping to go to market in July with a new Service Plan Amendment and new bond issue for approximately \$12.7 Million. The recommendation is to do this with insurance which is the highest qualified bond issuance with an interest rate of approximately

3%. Interest rates are the lowest they have ever been which will benefit the residents over the long term. Yield amount is roughly \$6 Million in new funds to be spent on capital items as well as the new park, roads, and drainage ways in the new subdivision. Mr. Walker suggested an evening meeting to answer general questions on the bond issuance that the community may have. Mr. Walker confirmed the bond issuance will not result in an increase of the debt service mill levy. Mr. Susemihl suggested checking the election questions when the District was formed to see how the operations and maintenance mill levy is stated.

9. Public Comment: Ms. Hardekopf opened the meeting for public comment and answered questions from the chat. Ms. Hardekopf answered a question about masks and explained they will still be required indoors and inside the gym following State mask mandates. Ms. Hardekopf confirmed she is still waiting on proposals for lighting at the mailboxes.

Mr. Cooper asked if the District will be going after the pool operators for issues last year. Mr. Walker replied that they are currently not pursuing any action and they have not been hired this year to manage the pool. Mr. Walker said he will review the list of items provided by Mr. Cooper. Mr. Cooper asked if Board members will resign so that more residents can join the Board. Ms. Hardekopf noted that there will be an election next year with 3 board positions up for election. Mr. Cooper asked if the attendants could do more things. Ms. Hardekopf explained the Rec Center employees have many tasks during the off-season, and those tasks will change during the Summer to include pool chemical testing and monitoring guests. Ms. Hardekopf confirmed there is a cleaning company that comes 3 times a week per their contract. Mr. Walker noted that they will monitor the need for the cleaning company and may be able to cut back if Rec Center employees are able to help.

10. Other Business: Next Regular Meeting Date – 10:00 AM on June 9, 2021: The Board agreed to meet via teleconference next month. Director Herzberg noted the teleconference has helped to allow more residents to join the meeting virtually and be involved.
11. Adjournment: Director Jarrett moved to adjourn the meeting at 10:50 a.m.; seconded by Director Peele. Motion passed unanimously.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 12, 2021 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

\_\_\_\_\_  
Brian Bahr, President

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Bruce Peele, Secretary/ Treasurer

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Rich Vorwaller, Director

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Patrick Jarrett, Director

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Jennifer Herzberg, Director