



## VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

Via video and telephone conference

**Wednesday, June 9, 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 Jarrett called the meeting to order at 10:04 A.M. President Bahr explained he would need to leave the meeting due to another obligation.
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:

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

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.  
Braden Hammond, BiggsKofford  
Members of the Public

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda as presented; seconded by Director Herzberg. Motion passed unanimously.
4. Regular Business Items:
  - a. Approval of Board Meeting Minutes from the May 12, 2021 Meeting
  - b. Approval of Payables for the Period ending June 9, 2021

• General Fund –	\$	32,201.98
• Bond Fund –	\$	-
• <b>TOTAL –</b>	<b>\$</b>	<b>32,201.98</b>

- c. Acceptance of Unaudited Financial Statements as of May 31, 2021, and the schedule of cash position updated as of May 31, 2021

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

5. Market Update/Construction/Operations: Director Jarrett reported that grading work has been completed in Ventana South and the development group is still working with the City on approvals for the plans for stormwater, sanitary, and water connections. The hope is to have the first area developed and paved by the end of the year. Mr. Walker recommended the Board discuss item 8.a. before the Manager's Report. Director Herzberg moved to discuss item 8.a. before agenda item 6. District Management Matters; seconded by Director Jarrett. Motion passed unanimously.

6. District Management Matters

- a. Manager's Report: Ms. Hardekopf presented the Manager's Report. She discussed the results of the second community survey and noted the majority of residents would like a shade structure at the pool and park, Mr. Kevin Walker discussed the cost for the shade structures and noted it would qualify to be paid for by bond proceeds. Mr. Susemihl commented that he thinks it could be reimbursed by bond proceeds and would not require a reimbursement agreement. The Board agreed that shade structure at the pool is top priority, and a temporary structure would not suffice, and shade structure at the park would be the second priority. The Board directed Walker Schooler District Managers to get a bid and design plan for shade structures at the pool and park. Ms. Hardekopf discussed Rec Center operations and noted the pool was opened on May 29<sup>th</sup>. Mr. Riley Walker discussed the spa was closed for a few days due to chemical imbalances and noted the pool company has been able to resolve the issues within a day. Ms. Hardekopf discussed the list of capital improvement items. The Board requested that Walker Schooler District Managers reach back out to the landscaper on the doggie stations for a quote. There will be an evening community meeting on Tuesday, June 15<sup>th</sup> at 6 p.m.

- b. Food Trucks – June Schedule: There are not trucks scheduled to our knowledge.

- c. Billing

- April 6, 2021 bills were sent for 2<sup>nd</sup> QRT
- 13 liens filed to date
- 100 Reminder Letters will be sent on 5/3/2021
- 22 Collection Letters will be sent on 6/2/2021
- Legal counsels Lien letters will be sent around 6/17/2021

7. Legal Matters: Mr. Susemihl had no legal matters to discuss.

8. Financial Matters

- a. 2020 Audit Review with BiggsKofford: Mr. Hammond discussed the status of the Audit and noted they are nearly done and are in good shape to have it completed once approved by the Board. BiggsKofford is expecting to issue an opinion similar to prior years with a qualification related to governmental activities that relates to the balance due to OPRIC. The hope is with refinancing, this debt gets paid off and resolved so this will be the last year where that is an issue. Mr.

Hammond presented a detailed review of the 2020 Audit to the Board. Director Jarrett moved to approve the 2020 Audit draft and authorize BiggsKofford to submit the 2020 Audit once finalized; seconded by Director Vorwaller. Motion passed unanimously.

- b. Bond issuance update: Mr. Kevin Walker updated the Board on the bond issuance and noted they are waiting on the City of Fountain attorney to decide how they would like to address the issue with the service plan. Once that is resolved, they will get on the schedule for City Council. Mr. Kevin Walker noted he is hoping to be on the schedule by the end of July, finalizing the bond issue in August, and closing by September 1, 2021.
9. Public Comment: Ms. Hardekopf opened the meeting for public comment.

Mr. Josh Cooper asked about the contracts and if there are monetary penalties for not providing competent services. He gave an example. He commented that coming out the next business day is not sufficient based on the pool operating hours. He also commented that the pool is filthy, and he would like lap lanes, so he doesn't have to fight with kids to swim laps. Ms. Hardekopf explained the debris in the pool is largely due to the open field so they will be installing another privacy screen to block debris and dirt from blowing in. Lap lanes are scheduled to be installed. The pool company is at the pool daily, but recent spa issues have not been reported until the afternoon. Mr. Cooper commented on a green color in the spa due to leeching of the copper. Mr. Kevin Walker commented that if any issues are due to negligence, then they will be investigated and discussed with the contractor.

Ms. Miller asked what is being done about common areas and how often are they maintained. Ms. Hardekopf explained the landscapers are working in the community 3 times per week to maintain the common areas and park. Ms. Miller clarified that she was asking about weeds. Mr. Farrar explained that weeds are becoming a problem and are spreading into properties. Ms. Hardekopf will pass the provided photos along to the landscapers for maintenance and removal. Ms. Hardekopf pointed out that the corner lots are the responsibility of the homeowner. Mr. Kevin Walker confirmed the City of Fountain requires the adjacent property owners to maintain the corner lots, right of ways, and sidewalks.

Ms. Smith commented that there are small sprinklers along her property that backs up to green space that ran for an hour and half and wanted to know the purpose of them since there is only weed growth. Ms. Hardekopf explained it should be native grass in that area, but she will check with the landscaper. Ms. Smith also noted the weeds have overgrown the trails.

10. Other Business: Next Regular Meeting Date – 10:00 AM on July 14, 2021 via teleconference.
11. Adjournment: Director Vorwaller moved to adjourn the meeting at 10:50 a.m.; seconded by Director Herzberg. Motion passed unanimously.

Respectfully submitted,

By: Kristina Kulick  
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 9, 2021 MINUTES OF  
THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS  
SIGNING BELOW:

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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