



VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

Via video and telephone conference

Wednesday, August 11, 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: President Bahr 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
Richard Vorwaller
Patrick Jarrett
Jennifer Herzberg
Bruce Peele

Also in attendance were:

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

3. Approval of Agenda: Director Vorwaller 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 June 9, 2021 Meeting
 - b. Approval of Payables for the Period ending August 11, 2021
 - General Fund – \$ 44,161.21
 - Bond Fund – \$ -
 - **TOTAL – \$ 44,161.21**
 - c. Acceptance of Unaudited Financial Statements as of July 31, 2021 and the schedule of cash position updated as of July 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 Ventana South operations are ongoing and the boring for the water has started. Paving is anticipated to begin in November 2021.
6. District Management Matters
 - a. Manager's Report: Ms. Hardekopf presented the Manager's Report. She noted the monthly newsletter was distributed for August that included a note about next year's election and updates on the pool and spa. Ms. Hardekopf asked for Board direction on a rental request for the pool for 35 guests. After discussion, the Board agreed that rental requests are limited to the Great Room and not to include the pool area for large parties.
 - b. Review and approval for Capital items of Proposals: Mr. Walker discussed the budget for capital improvement items and noted the new monies from the bonds will be \$6 Million with a portion going towards Filings 3 - 6. He explained there will be enough new money to manage these qualified expenses if the Board decides to move forward.
 - i. Street light addition at mailbox on Hidden Prairie and Cadenza: Ms. Hardekopf presented the proposal for \$4,816. After discussion, the Board unanimously approved the street light addition at mailbox on Hidden Prairie and Cadenza.
 - ii. Addition of cameras at Recreation Center: Ms. Hardekopf presented the proposal for the addition of cameras at Recreation Center for \$4,760. She noted there are no ongoing costs with this DVR system. President Bahr suggested looking into additional options such as purchasing cameras separately that work with the Wi-Fi and store footage online to save costs. Ms. Hardekopf will research additional options.
 - iii. Shade cover addition to the Park: Ms. Hardekopf presented two proposals for a shade cover addition to the park. The umbrellas proposal is \$25,000 and the large gazebo proposal is \$35,000. The Board discussed umbrellas being too fragile and requiring frequent replacement and maintenance. Ms. Hardekopf will find out the warranty information and cost estimate for maintenance of the umbrellas. The Board discussed reaching out to Challenger on a gazebo cost estimate for comparison.
 - iv. Shade cover addition to the Pool Deck: Ms. Hardekopf presented a proposal for umbrella shade cover addition to the pool deck for \$26,000. The two umbrellas are 20x20. Ms. Hardekopf will follow up to find out the cost for maintenance and replacement of the umbrellas.
 - v. Additional dog stations along trails: Ms. Hardekopf presented the proposal for additional dog stations along trails for \$515 each. Ms. Hardekopf recommended adding 2 to 3 additional stations. After discussion, the Board unanimously approved 3 additional dog stations along trails.
 - vi. Replenish mulched areas: Ms. Hardekopf presented a proposal to replenish 6 mulched areas for \$12,000. The Board discussed this being an ongoing annual O&M item.

- c. City of Fountain additional Bus stop Location: Ms. Hardekopf explained the City of Fountain Transportation has requested the community put a bus stop at the Rec Center. The Board discussed placing the bus stop further away from the entrance to the Rec Center. Ms. Hardekopf suggested placing it across the street near the parking lot for the park. After discussion, the Board agreed the best option would be to wait until Ventana South is built since that might be a better location due to the commercial in that area.
- d. Food Trucks: There are no food trucks scheduled.
- e. Billing
 - i. July 6, 2021 bills were sent for 3rd QRT
 - ii. 8 liens remain in place to date
 - iii. 76 Reminder Letters sent on 8/3/2021
 - iv. Collection Letters will be sent on 9/2/2021
 - v. Legal counsels Lien letters will be sent around 9/16/2021

7. VCC Matters

- a. Discussion on Board appointees for September: Ms Hardekopf reported she has not received any letters of interest from residents. There are currently three residents serving on the Board.
- b. Discussion on Amendment to Design Guidelines – Chain link fence clarification: Ms. Hardekopf discussed a clarification that was suggested to allow chain link fences by the VCC Board. It was suggested to prevent damage by and to keep larger dogs off the fence and contained. The Board agreed to limiting the height of permanent chain link fence to no higher than the existing fence and must be within the fenced area, unless it is a certain distance from the fence line so if someone has a small enclosure area that is within their backyard it is allowed. Director Herzberg moved to change the standard of chain link fencing not to exceed the height of the existing fence and contained within the fenced area. The height may be exceeded if it is more than 10 feet from the fence line but not to exceed 9 feet in height; seconded by Director Peele. Motion passed unanimously.

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

9. Financial Matters

- a. Bond Issuance Update: Mr. Susemihl reported there is a conference call today with the Underwriter and hopefully the Bond Resolution will be ready for adoption at the September or October Board meeting.

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

A comment was received in the chat that requests Challenger look at Filing 6 common area landscaping where there is a lot of weeds. Director Jarrett explained the landscaping areas will be addressed before being turned over to the District.

Mike Laurencelle had a recommendation to light up the Ventana entrance sign. The Board requested Ms. Hardekopf get a proposal for solar lighting at the sign.

11. Other Business: Next Regular Meeting Date – September 8, 2021 at 10:00 AM.

12. Adjournment: Director Jarrett moved to adjourn at 10:48 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 AUGUST 11, 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