



**VENTANA METROPOLITAN DISTRICT**  
Regular Board Meeting  
11007 Hidden Prairie Pkwy.  
Fountain, CO 80817  
**Wednesday, September 8, 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  
Kevin Walker, 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 Jarrett. Motion passed unanimously.
4. Regular Business Items
  - a. Approval of Board Meeting Minutes from the August 11, 2021 Meeting
  - b. Approval of Payables for the Period ending September 8, 2021
    - General Fund – \$ 43,109.89
    - Bond Fund – \$ -
    - **TOTAL – \$ 43,109.89**

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

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

5. Market Update/Construction/Operations: Director Jarrett reported Ventana South operations are ongoing and paving is still on schedule to begin in November 2021.
6. District Management Matters
  - a. Manager's Report: Ms. Hardekopf presented the Manager's Report. Making special note of the pool and spa closure as of September 7, 2021.
  - b. Review and Approval for Capital Items of Proposals: Ms. Hardekopf presented the postponed items for the Board to re-address based on their questions from last meeting.
    - i. Addition of cameras at Recreation Center: Ms. Hardekopf suggested the Board postpone this additional until she is able to get other quotes.
    - ii. Shade cover addition to the Park: The Board discussed the shelter option versus the shade covering options for the park. Director Herzberg's concern is the possibility of vandalism to a fabric canopy versus a metal structure. The Board agreed they would prefer a metal structure but want to receive additional bids before moving forward.
    - iii. Shade cover addition to the Pool Deck: The Board discussed the maintenance, warranty, and storage for the shade canopy at the pool. Director Jarrett moved to approve the proposal and shade cover addition to the pool deck; seconded by Director Herzberg. Motion passed unanimously.
  - c. City of Fountain Additional Bus Stop Location Update: Ms. Hardekopf discussed the new proposed location for the bus stop and the Board agreed with the City of Fountain Transportations new proposed location for a bus stop near the community.
  - d. Food Trucks: Ms. Hardekopf had no update to the food trucks.
  - e. Billing
    - i. July 6, 2021 bills were sent for 3<sup>rd</sup> QRT
    - ii. 6 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. Appointment of VCC Board Members: Ms. Hardekopf opened discussion on re-appointments for the VCC Board and noted they did not receive notice of interest from any other residents. The VCC Board members would be Director Eric Farrar, Director Jennifer Herzberg, and Director Noe Arvizu. Director Vorwaller moved to re-appoint the existing VCC Board Members; seconded by Director Jarrett. Motion passed unanimously.
8. Legal Matters: Mr. Susemihl recommended the Board advertise for a Budget Hearing at the regular November 10, 2021 Board meeting.

9. Financial Matters
- a. Bond Update: Mr. Walker gave an update that the Service Plan Amendment has been submitted to the City of Fountain and they will now need to schedule a meeting to discuss the fee basis of the Amendment. Once the Service Plan Amendment is processed, the bond can be finalized.

10. Public Comment and Public Sign-In Attendance Sheet

Mr. Eric Farrar commented that he would like to see an inspection be completed on Filing 6 before the landscape responsibility is turned over to the Metropolitan District. President Bahr concurred and directed that be done. Ms. Hardekopf will be in contact with Mr. Jarrett to arrange for a time that the Developer's landscaper, the District's landscaper, Ms. Hardekopf, Mr. Jarrett, Mr. Farrar, and Mrs. Herzberg can be part of the inspection before turn-over.

11. Other Business:

Next Regular Meeting Date – October 13, 2021 at 10:00 AM

12. Adjourn: Director Vorwaller moved to adjourn at 10:27 a.m.; seconded by Director Jarrett. Motion passed unanimously.

Respectfully submitted,

By: *Kristina Kulick*  
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 8, 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