



VENTANA METROPOLITAN DISTRICT

Regular Board Meeting
11007 Hidden Prairie Pkwy.
Fountain, CO 80817

Wednesday, October 13, 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 10:03 AM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Hardekopf confirmed a quorum with Directors Bahr and Herzberg excused. 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 (Excused)
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 Peele moved to approve the Agenda as presented; seconded by Director Vorwaller. Motion passed unanimously.
4. Regular Business Items
 - a. Approval of Board Meeting Minutes from the September 8, 2021 Meeting
 - b. Approval of Payables for the Period ending October 13, 2021
 - General Fund – \$ 67,478.55
 - Bond Fund – \$ -
 - **TOTAL – \$ 67,478.55**
 - c. Acceptance of Unaudited Financial Statements as of September 30, 2021 and the schedule of cash position updated as of September 30, 2021

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

5. Market Update/Construction/Operations: Director Jarrett reported the development group is working on water services for Ventana South and approvals with the City of Fountain are ongoing. Paving is anticipated in the fourth quarter. Closings are anticipated for the second quarter of 2022.
6. District Management Matters
 - a. Manager's Report: Ms. Hardekopf presented the Manager's Report that is included in the Board meeting packet.
 - b. Review and approval for Capital items of Proposals
 - i. Addition of cameras at Recreation Center: Ms. Hardekopf presented one proposal for additional cameras from DataVoice who installed the existing cameras for \$4,174.61. She noted it has been difficult to receive proposals from other companies. Director Peele said he can recommend two other companies for proposals.
 - c. Food Trucks: There are no food trucks scheduled.
 - d. Billing: Ms. Hardekopf presented the billing update.
 - i. October 6, 2021 bills were sent for 4th QRT
 - ii. 12 liens in place to date
 - iii. Reminder Letters will be sent on 11/2/2021
 - iv. Collection Letters will be sent on 12/2/2021
7. VCC Matters: Ms. Hardekopf reported the three VCC Board members were reappointed for another term last month. The next VCC Board meeting will be held in December.
8. Legal Matters
 - a. Service Plan Amendment Update: Mr. Walker discussed the Service Plan Amendment comments that were received from the City of Fountain. A virtual community meeting will be held on Monday, October 18th at 6 PM to discuss the Service Plan Amendment and answer any questions.

Mr. Walker noted changes to the Service Plan including one that allows the District to provide solid waste disposal services unless the City implements a single service citywide hauler program that the City would provide. A second change was regarding the ability to increase District fees for operating the Rec Center. The City requests fees only increase to the maximum \$541 per year only if the Board consists of three homeowners. The third change is regarding the operations and maintenance mill levy that cannot go above 10 mills unless there is voter authorization. Mr. Walker noted that is not really a change but more of an acknowledgement. Mr. Walker recommends Board approval for the changes to the Service Plan requested by the City subject to review and feedback at the community meeting. The Board agreed to accept and approve the changes to the Service Plan subject to the community meeting.
9. Financial Matters

- a. Draft 2022 Budget: Mr. Walker presented the draft 2022 Budget to the Board. The public Budget Hearing will be held at the next Board meeting on November 10, 2021 at 10:00 AM.
 - b. Bond Update: Mr. Walker discussed the bond update and noted it will most likely occur in 2022 but is included in the 2021 Budget just in case. There were no other updates.
10. Public Comment and Public Sign-In Attendance Sheet: There was no public comment.
11. Other Business: Director Jarrett recognized and thanked Mr. Farrar for his continued service to the VCC Board.

Next Regular Meeting Date – November 10, 2021 at 10:00 AM.

12. Adjourn: Director Jarrett moved to adjourn at 10:35 AM; seconded by Director Vorwaller. Motion passed unanimously.

Respectfully submitted,

By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 13, 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