

VENTANA METROPOLITAN DISTRICT

Regular Board Meeting
11007 Hidden Prairie Parkway
Fountain, CO 80817

and via virtually: <https://meet.goto.com/622480501>

Wednesday, June 8, 2022 – 10:00 a.m.

Eric Farrar, President - Term to May 2025
Christina Sparks, Vice President - Term to May 2025
Michael Laurencelle, Treasurer - Term to May 2025
Patrick Jarrett, Assistant Secretary - Term to May 2023
Jennifer Herzberg, Assistant Secretary - Term to May 2023

MINUTES

1. Call to Order: President Farrar called the meeting to order at 10:00 AM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Farrar confirmed a quorum was present with Director Laurencelle excused. All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl.

Directors in attendance were:

Eric Farrar
Christina Sparks
Michael Laurencelle - Excused
Patrick Jarrett
Jennifer Herzberg

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers
Kevin Walker, Walker Schooler District Managers
Sue Gonzales, Walker Schooler District Managers
Pete Susemihl, Susemihl, McDermott, & Downie, P.C.
Braden Hammond, BiggsKofford
Kevin Whatley, Recreation Center Manager
Members of the Public

3. Approval of Agenda: Ms. Hardekopf requested the Board review item 7a. the 2021 Audit after the approval of the Agenda. Director Herzberg moved to approve the Agenda as amended; seconded by Director Jarrett. Motion passed unanimously.
4. Regular Business Items
 - a. Approval of Board Meeting Minutes from the May 11, 2022 Meeting: Director Jarrett moved to approve the May 11, 2022 Meeting Minutes; seconded by Director Herzberg. Motion passed unanimously.

- b. Approval of Payables for the Period ending June 8, 2022: Director Herzberg moved to approve Payables for the period ending June 8, 2022; seconded by Director Sparks. Motion passed unanimously.
 - i. General Fund – \$ 26,070.03
 - ii. Bond Fund – \$ _____
 - iii. **TOTAL – \$ 26,070.03**
- c. Acceptance of Unaudited Financial Statements as of May 31, 2022, and the schedule of cash position updated as of May 31, 2022: Ms. Hardekopf noted the high copies and postage expense due to violations and monthly newsletter. She suggested distributing the monthly newsletter online only to save money. Director Herzberg moved to distribute the monthly newsletter online only via website, Facebook, and email; seconded by Director Sparks. Motion passed unanimously.

Mr. Whatley suggested the Board consider modifying the Comcast account because the TVs are rarely used, but residents do use the Wi-Fi. Director Herzberg moved to assess and consider the Comcast contract and subscription and assess whether that should be modified; seconded by Director Sparks. Motion passed unanimously.

Director Herzberg moved to accept the Unaudited Financial Statements and the schedule of cash position as of May 31, 2022; seconded by Director Jarrett. Motion passed unanimously.

- 5. Market Update/Construction/Operations: Director Jarrett reported the walk through for Filing 6 is scheduled for this Friday. He noted the grass is growing fast so there is some cleanup to be done as well as the punch list and preparations for turnover to the District. Filing 1 of Ventana South is finishing up minor development items. 20 permits have been pulled with a few more later this week. The model home is scheduled to open in July. President Farrar discussed the Filing 6 landscape turnover and requested the demarcation line be identified to show where the responsibility transitions.
- 6. Legal Matters
 - a. Service Plan Amendment Discussion: Mr. Walker discussed the memorandum he provided that outlines the changes in the service plan. He recommends the Board move forward with the resubmittal of the service plan amendment. He explained the need for the service plan amendment in regard to the Old Pueblo Road and getting the debt paid off in order to receive a clean audit opinion. If the District does not receive a clean audit opinion in the next year, the State could potentially place a hold on tax revenues until it is resolved. Another reason for the service plan amendment is the old service plan contemplated for majority industrial and commercial development and now the primary land use will be primarily residential. Mr. Walker requested the Board authorize him to move forward with the resubmittal and ask the City Council to reconsider the service plan amendment. After discussion and Board approval of the mill levy refund, Director Herzberg moved to proceed with presenting the service plan amendment to City Council for approval; seconded by Director Sparks. Motion passed unanimously.
 - b. Bond Discussion and Update: Mr. Walker noted the underwriter has offered to meet with the Board to provide a general overview of the bond market and answer

any questions. The Board agreed that would be helpful and requested a special meeting to be scheduled.

7. Financial Matters

- a. Review and Consider Approval of 2021 Audit: Mr. Hammond with BiggsKofford presented the 2021 Audit. He noted a qualified opinion for the governmental activities due to being unable to confirm the balance on the developer advance with OPRIC, and it has been this way for a number of years. Mr. Hammond pointed out a restatement this year due to an adjustment of recreation dues that should have been recognized this year instead of the prior year. The other corrections were for trash service dues, and the property taxes due to the limited O&M mill levies that could not be gallagherized. After review, Director Jarrett moved to approve the 2021 Audit; seconded by Director Sparks. Motion passed unanimously.
- b. Mill Levy Refund Analysis: Ms. Hardekopf presented a mill levy refund analysis. The refund will be credited towards dues and only current property owners will be refunded, per the boards direction at the May meeting. Challenger will also be refunded for the vacant lots that paid taxes. Director Herzberg moved to accept the mill levy refund analysis and the refund will be applied to current homeowner accounts and credited towards their next dues payment; seconded by Director Jarrett. Motion passed unanimously.

8. District Management Matters & Report

- a. Review Manager's Update and Report: Ms. Hardekopf presented the Manager's Update and Report. Ms. Hardekopf discussed the pool opening and maintenance and confirmed that Front Range Aquatech is the pool chemical supplier. She noted Mr. Whatley is in the process of receiving certification as a pool operator. President Farrar requested to get a quote for a heater module that would provide Wi-Fi monitoring of the heaters. Ms. Hardekopf discussed the CDPHE inspection is done annually. President Farrar asked about signage regarding cleaning gym equipment or having membership revoked. Mr. Whatley explained the signs were worded incorrectly and have been removed.
- b. Signal 88 Security Camera Monitoring and Maintenance Increase: Ms. Hardekopf reported that Signal 88 sent an email notifying that the cost for their Ring security camera will increase by \$50 monthly. Ms. Hardekopf recommends the Board remove the Signal 88 Security's Ring camera since they drive through the community and monitor as well as two other cameras in that zone. This will prevent the \$50 monthly increase. Director Herzberg moved to remove the Ring camera and subscription; seconded by Director Jarrett. Motion passed unanimously.
- c. Challenger 10 x 10 Property Discussion: Ms. Hardekopf explained the 10 x 10 property is owned by Challenger and they may be in the process of re-platting it. Ms. Hardekopf confirmed that Challenger does not pay dues for the property because they are only charged for residential units, not lots, which is addressed in the Fee Resolution. She also confirmed that taxes were paid on it.
- d. Filing 6 Landscape Turnover Update: The meeting with Challenger is scheduled for Friday to address any repairs to be done prior to the turnover.
- e. VCC Update: Ms. Hardekopf reported on VCC matters. There have been 68 violations issued, 5 remain open and are receiving fines. 79% of the violations are

for weeds. Ms. Hardekopf noted the goal is to resolve the issue and fines will be waived if the issue is taken care of. There have been 41 architectural submissions received, 36 were approved, 3 were denied, 2 approved with stipulations, and 1 pending.

9. Public Comment: President Farrar opened the meeting for public comment.

Diana asked if there will be a refund for the pool opening being delayed. Ms. Hardekopf explained the decision will be up to the Board. She noted that the pool will be opened, and expenses have not gone down due to the delay. Diana asked if someone is suspended from the rec center will they still be charged the fee. President Farrar confirmed they would still be charged. Director Herzberg clarified that the fees are not for usage but for maintenance. Ms. Hardekopf noted that since 2017, only two people have been suspended for 30 days due to trespassing after hours.

Lindsey Miller asked if the Board would consider keeping the pool open longer in the Fall due to the delay. Ms. Hardekopf noted that the Board could consider keeping it open longer before a freeze. Ms. Miller asked what the requirements for approval of xeriscaping are. Ms. Hardekopf explained that per the design guidelines, there must be 30% live plants.

10. Other Business:

- a. Meeting Dates and Times: Director Herzberg moved to schedule regular Board meetings for the third Monday of each month at 6:00 PM; seconded by Director Sparks. Motion passed unanimously.
- b. Next Regular Meeting Date: Monday, July 18th at 6:00 PM.


11. Adjourn: Director Herzberg moved to adjourn at 11:13 AM; seconded by Director Jarrett. Motion passed unanimously.

Respectfully submitted,

DocuSigned by:

 By: _____
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 Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 8, 2022, MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:


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Eric Farrar, President

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Christina Sparks, Vice President

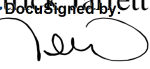
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Michael Laurencelle, Treasurer

DocuSigned by:

Patrick Jarrett

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Patrick Jarrett, Assistant Secretary

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Jennifer Herzberg, Assistant Secretary