



VENTANA METROPOLITAN DISTRICT

Regular Board Meeting
11007 Hidden Prairie Parkway
Fountain, CO 80817

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

Monday, November 21, 2022 – 6:00 p.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: Ms. Hardekopf called the meeting to order at 6:00 PM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Hardekopf confirmed a quorum was present. 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
Patrick Jarrett
Jennifer Herzberg

Also in attendance were:

Rebecca Hardekopf, WSDM – District Managers
Pete Susemihl, Susemihl, McDermott, & Downie, P.C.
Kevin Whatley, Recreation Center Manager
Members of the Public

3. Approval of Agenda: Director Herzberg moved to approve the Agenda as presented; seconded by President Farrar. Motion passed unanimously.
4. Regular Business Items
 - a. Approval of Board Meeting Minutes from the October 17, 2022 Meeting
 - b. Approval of Payables for the Period ending November 21, 2022

• General Fund –	\$	32,996.43
• Bond Fund –	\$	<u>283,019.12</u>
• TOTAL –	\$	316,015.55
 - c. Acceptance of Unaudited Financial Statements as of October 31, 2022, and the schedule of cash position updated as of October 31, 2022

Ms. Hardekopf presented the Regular Business Items. After review, Director Herzberg moved to approve the Regular Business Items; 4.a, 4.b, and 4.c as presented; seconded by Director Laurencelle. Motion passed unanimously.

5. Market Update/Construction/Operations: Director Jarrett reported the model homes are now open and there has been increased interest in Ventana South Filing 1. Land development is moving forward with some paving and construction to resume in the Spring.
6. Legal Matters
 - a. Bond Discussion and Update – No Update
 - b. Review and Adopt the IGA Agreement with City of Fountain for Landscape Maintenance in Filing 6: Ms. Hardekopf presented the IGA Agreement with the City of Fountain for Landscape Maintenance in Filing 6. She noted the City is adamant that landscape maintenance stop at the trail. The City will be responsible for landscaping north and west of the trail that must comply with certain agricultural requirements. After review, Director Herzberg moved to approve the IGA Agreement with the City of Fountain for Landscape Maintenance of Filing 6 as presented; seconded by Director Sparks. Motion passed unanimously.
 - c. Review and Adopt Resolution Calling May 2, 2023 Election: Ms. Hardekopf presented the Resolution Calling May 2, 2023 Election. After review, Director Herzberg moved to adopt the Resolution Calling May 2, 2023; seconded by Director Sparks. Motion passed unanimously.
 - d. Establish 2023 Regular Board Meeting Schedule: The Board established the 2023 Regular Board Meeting Schedule as the third Monday of every month at 6:00 PM.
 - e. Review and Approve the WSDM Annual Engagement Letter: Ms. Hardekopf presented the WSDM Annual Engagement Letter. After review, Director Herzberg moved to approve the WSDM Annual Engagement Letter; seconded by Director Sparks. Motion passed unanimously.
 - f. Review and Approve the BiggsKofford 2022 Audit Engagement Letter: Ms. Hardekopf presented the BiggsKofford 2022 Audit Engagement Letter. After review, Director Herzberg moved to approve the BiggsKofford 2022 Audit Engagement Letter; seconded by Director Sparks. Motion passed unanimously.
7. Financial Matters
 - a. Review and Approve Security Fee Proposals: Ms. Hardekopf presented two proposals for security. After review, the Board agreed to continue with Signal 88 for security services.
 - b. Discuss Request to Upgrade Security Cameras: Mr. Whatley discussed the need to adjust existing cameras in the Rec Center and gym to correct the blind spots and provide adequate coverage.
 - c. Discuss Customer Web Portal: Ms. Hardekopf discussed the option of providing a customer web portal. The estimated annual price is \$2,000. The Board discussed waiting until the District is self-sustainable and no longer relying on the Developer. The Board agreed to table this item and Ms. Hardekopf will provide a financial study.
 - d. 2022 Amendment and 2023 Budget Hearing: Director Herzberg moved to open the Public Hearing on the 2022 Amendment and 2023 Budget; seconded by Director Sparks. Motion passed unanimously. Mr. Josh Cooper discussed the outsourcing of landscaping and pool maintenance and the potential for cost savings if these things can be done in-house. Mr. Brent Nelson discussed the max mill levy allowed in the Service Plan without a vote. Ms. Hardekopf clarified that

the Service Plan allows the debt service mill levy to be Gallagherized. After no further public comment, Director Herzberg moved to close the Public Hearing; seconded by Director Sparks. Motion passed unanimously.

- i. Review and Adopt the 2022 Amended and 2023 Budget Resolution: Ms. Hardekopf presented the 2022 Amended and 2023 Budget. Mr. Susemihl noted the numbers will be adjusted slightly when the final assessed valuation is received next week. After review, Director Herzberg moved to adopt the 2022 Amended and 2023 Budget Resolution; seconded by President Farrar. Motion passed unanimously.
- ii. Review and Certify the 2023 Mill Levy: The Board reviewed the 2023 Mill Levy during the Budget discussion.

8. District Management Matters & Report

- a. Review Managers Report: Ms. Hardekopf presented the monthly Manager's Report. After discussion, the Board approved the request to convert one of the family changing rooms into a storage closet, and the request for the new gym weights for the donated smith machine.
 - b. Update on Recreation Center Operations: Mr. Whatley provided an update on the Recreation Center operations. He noted that he is working to ensure a smooth pool opening next year.
 - c. Continue Discussion on Events Committee: Ms. Hardekopf noted the Board previously discussed and expressed interest in contributing to 2023 events. Ms. Hardekopf explained the requirement to monitor registered sex offenders monthly in the community in regard to hosting community events.
 - d. Update on City of Fountain Conversation around Parks and Recreation: Ms. Hardekopf reported the City of Fountain informed her that the park is not large enough to host City recreational events, but the field could be used for younger soccer events if the District wanted to host their own recreation. The City of Fountain offered to share equipment for free. Mr. Josh Cooper suggested sand volleyball courts. No action was taken by the Board.
 - e. Ms. Hardekopf presented a proposal from a landscape architect for an alternative to tree replacement and installing new waterwise landscaping. 40 trees would cost \$27,506 and 19 trees would cost \$13,508 to replace what was removed. The landscape architect would meet with the City of Fountain regarding tree replacement and would provide a new waterwise landscaping plan based on the City's requirements and standards. The cost for the new landscaping plan and meetings with the City would be \$8,000. After discussion, the Board decided to postpone this item to assess the trees after the winter season. Director Jarrett left the meeting at 7:45 PM due to another obligation.
9. Public Comment: Ms. Hardekopf opened the meeting for public comment. Ms. Amanda asked where the trees are located. Ms. Hardekopf explained the trees are scattered throughout the entire development and near the park and open space. Ms. Hardekopf confirmed the City's requirements for trees are different than the Covenant requirements for homeowners.

Mr. Josh Cooper commented the Architectural Guidelines specify the trees. He commented that the hard drive system may need to be upgraded for the cameras at the Rec Center. He commented that public comments should be allowed before the Board

votes on Agenda items. Ms. Hardekopf suggested moving public comment earlier in the Agenda so items can be addressed before voting.

Mr. Brent Nelson suggested a community tree day to have the community plant the trees. Mr. Brent Nelson commented that he is still waiting on the trail to be built behind his house. He requested a copy of the updated development plan. Ms. Hardekopf will research and reach out to Challenger to obtain the approved development plan. Ms. Hardekopf noted the trail is now part of the Ventana South development plan.

10. Other Business:

- a. Next Regular Meeting Date: The next meeting is scheduled for December 19, 2022 at 6:00 PM.

11. Adjourn: Director Herzberg moved to adjourn at 8:00 PM; seconded by Director Sparks. Motion passed unanimously.

Respectfully submitted,

By: Rebecca Harris

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 21, 2022, MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:


Eric Farrar (Apr 10, 2023 20:16 MDT)

Eric Farrar, President

Christina Sparks
Christina Sparks (Apr 10, 2023 16:05 MDT)

Christina Sparks, Vice President

Mike Laurencelle
Mike Laurencelle (Apr 14, 2023 15:51 MDT)

Michael Laurencelle, Treasurer

Patrick Jarrett
Patrick Jarrett (Apr 10, 2023 15:44 MDT)

Patrick Jarrett, Assistant Secretary

Jennifer Herzberg
Jennifer Herzberg (Apr 10, 2023 16:51 MDT)

Jennifer Herzberg, Assistant Secretary