



VENTANA METROPOLITAN DISTRICT

Regular Board Meeting
11007 Hidden Prairie Parkway
Fountain, CO 80817

And virtually: <https://video.cloudoffice.avaya.com/join/728897121>

Monday, February 20, 2023 – 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: President Farrar called the meeting to order at 6:00 PM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Farrar 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
Michael Laurencelle
Patrick Jarrett
Christina Sparks
Jennifer Herzberg

Also in attendance were:

Rebecca Harris, WSDM – District Managers
Kevin Whatley, Recreation Center Manager
Jen Ryhal, Resident

3. Approval of Agenda: Ms. Harris added item 7.a. Election Status. President Farrar moved to approve the agenda as amended; seconded by Director Herzberg. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Regular Business Items
 - a. Approval of Board Meeting Minutes from the January 16, 2023, Meeting
 - b. Approval of Payables for the Period ending February 20, 2023
 - General Fund – \$ 22,935.77
 - Bond Fund – \$ _____
 - **TOTAL – \$ 22,935.77**
 - c. Acceptance of Unaudited Financial Statements as of January 31, 2023, and the schedule of cash position updated as of January 31, 2023

After review, President Farrar moved to approve the Regular Business Items as presented; seconded by Director Herzberg. Motion passed unanimously.

6. Market Update/Construction/Operations: Director Jarrett jokingly requested it stop snowing so they can get some more work done. Director Jarrett discussed sales and reported they are 3/4 sold out in Filing 1 in Ventana South and there are 15 inventory homes left to sell. In Filing 2, there are 20 lots completed on development phase and they intend to start pulling permits later this month or early March. Construction work is being prepared on the north side of Filing 2 for when weather improves.
7. Legal Matters
 - a. Election Status: Ms. Harris provided an election status update. Self-Nomination forms are due this Friday and no forms have been received to date.
 - b. Reimbursement Memo: Mr. Walker discussed the reimbursement and noted the provided memo from MuniCap is not the final version. MuniCap is being asked to analyze whether the interest rate was appropriate, especially the compounding interest rate in 2006 and 2007 when the reimbursement agreements were done. Mr. Walker is working on gathering all the past reimbursement agreements from 2004 to 2010 so they can review. Mr. Walker noted they are still monitoring bond market conditions and they continue to improve, but he does not recommend moving forward on a bond issue yet. He suggested waiting until late Spring to get a better idea of conditions and start the process of a bond issue. President Farrar requested a timeline and summary of how Ventana came to be. Mr. Walker confirmed he will prepare this for the Board.
8. District Management Matters & Report
 - a. Review Managers Report: Ms. Harris presented the Managers Report.
 - b. Dog Poop Concern Discussion: Ms. Harris reported she has received complaints regarding residents not picking up after their dogs in the open space. She noted there are dog clean-up stations there so it is an issue of people refusing to use them. She posted a blast on the Facebook page about this issue. There was a request for a one-time dog poop cleaning service. The Board discussed a community cleanup event instead of spending money on the service. The Board also discussed offering it to Rec Center employees for extra hours, or to youth in the community wanting to make extra money. The Board discussed hosting a community cleanup on Saturday, April 1st. Ms. Harris will advertise it in the March Newsletter.
 - c. Great Room Rentals Discussion: Ms. Harris explained a resident requested to rent the Great Room and inquired about allowing a bounce house, DJ, petting zoo, and a clown. In the past, the Board has voted against allowing a bounce house due to liability concerns. She noted the City requires a waiver and private insurance. Ms. Ryhal explained that her request is only for the petting farm and the vendor would be present for the entire 60 minutes and provide fencing for the animals in the parking lot and cleanup after. She was unsure of the vendor's insurance. Ms. Harris noted a special permit application would be required from the City. The Board discussed amending the current rental policy to include requirements for insurance, and background checks on vendors and entertainment plus fees associated with that. Ms. Harris will draft amendments.

- d. Update on Recreation Center Operations: Mr. Whatley provided an update on Recreation Center operations.
 - i. Review Capital Improvements and Discuss Priority: Ms. Harris and Mr. Whatley provided a detailed review of capital improvement items. Director Herzberg requested a list of the essential capital improvement items that are related to health and safety so those can be addressed first.
 - ii. Discuss Visa Gift Card for Rec Center Management Team: Ms. Harris discussed Mr. Whatley's request for a prepaid visa gift card to be used for Rec Center and pool related purchases rather than using his personal debit card and being reimbursed later. Ms. Harris noted that all receipts would be submitted to WSDM. The Board discussed using a prepaid card that has Mr. Whatley's name on it, and includes statements. Ms. Harris will research and bring options to the Board at the next meeting. Ms. Harris will ask the auditor's opinion as well.
9. Review Recreation Center Rules and Regulations: The Board reviewed the Recreation Center Rules and Regulations. The no smoking rule will now include no vaping and no recreational drugs. A rule requiring appropriate swim attire and prohibiting clothing and non-swimwear in the pool. The Board discussed that non-swimwear clothing fibers can cause damage to the pool and system. The Board discussed that rules and interpretation is up to the facility staff, District Board and District Manager. The Board discussed Kid Zone movies and that they must be rated G or PG.
10. Other Business
 - a. Next regular scheduled meeting is March 20, 2023, at 6:00 PM.
11. Adjourn: President Farrar moved to adjourn at 7:27 PM; seconded by Director Sparks. Motion passed unanimously.

Respectfully submitted,

By: Rebecca Harris

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 20, 2023,
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