



**VENTANA METROPOLITAN DISTRICT**  
Regular Board Meeting  
11007 Hidden Prairie Parkway  
Fountain, CO 80817

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

**Monday, May 15, 2023 – 6:00 p.m.**

Eric Farrar, President - Term to May 2025  
Christina Sparks, Vice President - Term to May 2025  
Michael Laurencelle, Treasurer / Secretary - Term to May 2025  
Mick Schuhmacher, Assistant Secretary - Term to May 2027  
Rich Vorwaller, Assistant Secretary - Term to May 2027

**MINUTES**

1. Call to Order: President Farrar called the meeting to order at 6:02 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  
Christina Sparks  
Rich Vorwaller

Also in attendance were:

Rebecca Harris, WSDM – District Managers  
Heather Smith, WSDM – District Managers  
Kevin Walker, WSDM – District Managers  
Mick Schuhmacher, Board Member Elect  
Kyle Thomas, DA Davidson  
Joshua Cooper, Resident  
Victoria and Adrian Schaar, Residents

3. Board of Directors Oath of Affirmation: Mrs. Harris confirmed that Rich Vorwaller's Oath of Affirmation was filed with the State and County. Mick Schuhmacher's Oath of Affirmation has not been received yet, so he is not an official Board member.
4. Appointment of Officers: President Farrar moved to keep the officer positions the same and appoint Directors Vorwaller and Schuhmacher as Assistant Secretary; seconded by Director Sparks. Motion passed unanimously.
5. Approval of Agenda: Director Vorwaller moved to approve the Agenda as written; seconded by Director Sparks. Motion passed unanimously.

6. Public Comment: Mrs. Schaar discussed the rules regarding basketball hoops. Noting that it would be in a cul-de-sac and the kids are not able to move it themselves. Mrs. Harris explained that the City of Fountain has the same requirement that is in the CCR's, and it is due to risk and damages. The requirement is that the basketball hoop must be put down and stored away when not in use. The Board discussed that to change the CCR's it would require a 70% majority vote of property owners in the District. Mrs. Harris noted that a permanent basketball hoop could be installed, but the portable ones have the requirement due to potential of risk and damages.

Mrs. Schaar requested a No Exit sign at the entrance of Trione Ln. Mrs. Harris explained that would need to be requested at the City. The Board discussed that Architectural Requests can be submitted online and the Design Guidelines and CCR's can be found on the District's website.

Mr. Cooper commented that they need to start the pool process now and add chlorine that is left over from last year. The Board confirmed that the pool opening process has already started and they are very optimistic that the pool will be opened on time. Mr. Cooper discussed property taxes and asked if the Board will be discussing a plan for excess tax revenue. Mrs. Harris confirmed that will be a topic for Board discussion.

7. Regular Business Items: After review, Director Sparks moved to accept the Regular Business Items as presented; seconded by Director Laurencelle. Motion passed unanimously.
  - a. Approval of Board Meeting Minutes from the April 17, 2023 Meeting
  - b. Approval of Payables for the Period ending May 15, 2023
    - General Fund – \$ 22,037.77
    - Bond Fund – \$ \_\_\_\_\_
    - TOTAL – \$ 22,037.77
  - c. Acceptance of Unaudited Financial Statements as of April 30, 2023 and the schedule of cash position updated as of April 30, 2023
8. Market Update/Construction/Operations: Mr. Schuhmacher provided an update on Ventana South. There will be an additional 26 lots for Filing 2. Director Vorwaller discussed sales and noted there is still strong demand in the community. Lots 1-19 will be released on a schedule to the sales team. The Board discussed the trails system and Mr. Schuhmacher will reach out to Challenger for an update.
9. Legal Matters
  - a. Bond Update: Mr. Walker provided an update on the bond process. An agreement has been reached with OPRIC. Mr. Walker noted the market continues to fluctuate and change, but a preliminary plan has been drafted. The plan would include issuing the maximum \$15 million in bonds which would pay off OPRIC entirely and drop the mill levy to 40 mills. The plan anticipates that bonds would be issued later this summer.
  - b. Discuss Legal Fees Associated with Collections Process: Mrs. Harris recommended the Board consider charging legal fees associated with collections back to the property owner so that the District is not absorbing those costs. The Board agrees to discuss this further at the next meeting.
10. District Management Matters & Report
  - a. Review Managers Report: Ms. Smith presented the Managers Report.
  - b. Update on Recreation Center Operations: There was no discussion.
11. Review and Consider Approval of Recreation Center Rules and Regulations: The Board reviewed the changes to the Recreation Center Rules and Regulations. Director Sparks moved to approve the changes

to the Recreation Center Rules and Regulations as discussed; seconded by Director Laurencelle. Motion passed unanimously.

- a. Discuss and Review Current Guest Policy: The Board discussed the current guest policy, allowing 4 guests per home with a \$5.00 fee per guest. No changes were made.

12. Review and Discuss Additional Tree Removal

- a. Review and Consider Approval for Weisburg Proposal for Tree Removal / Replacement: Mrs. Harris presented the proposal for tree replacement that totals \$65,000 to remove and reinstall plants and trees. This item was tabled for discussion at a later date.
- b. Re-review and Consider Approval for Engagement for Landscape Architect: Mrs. Harris presented the second proposal to engage a landscape architect to redesign another option that does not include replacing the dead trees. The proposal amount is \$8,050 and includes the meetings with the City of Fountain. Mrs. Harris noted she is still waiting to hear back from the City Attorney regarding the IGA Agreement for landscaping at Filing 6. After review, Director Sparks moved to approve the Engagement for Landscape Architect; seconded by Director Vorwaller. Motion passed unanimously.

13. Adjourn: Director Sparks moved to adjourn at 7:10 PM; seconded by President Farrar. Motion passed unanimously.

- a. Next regularly scheduled meeting is June 19, 2023, at 6:00 PM.


Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 15, 2023 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

  
[Eric Farrar \(Jul 14, 2023 16:39 MDT\)](#)


Eric Farrar, President

  
[Christina Sparks \(Aug 5, 2023 12:13 MDT\)](#)


Christina Sparks, Vice President

  
[Mike Laurencelle \(Jul 17, 2023 10:49 MDT\)](#)

Michael Laurencelle, Treasurer

  
[Mick Schuhmacher \(Aug 6, 2023 20:38 MDT\)](#)

Mick Schuhmacher, Assistant Secretary

  
[Rich Vorwaller \(Aug 7, 2023 14:41 MDT\)](#)

Rich Vorwaller, Assistant Secretary












# VMD 2023.05.15 Minutes KK-HS

Final Audit Report

2023-08-07


Created:	2023-06-28
By:	Heather Smith (heather.s@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhRXcWGBKqJP6NyS1HhR_puFkbwsFYVP9

## "VMD 2023.05.15 Minutes KK-HS" History


-  Document created by Heather Smith (heather.s@wsdistricts.co)  
2023-06-28 - 5:53:30 PM GMT
-  Document emailed to Eric Farrar (ejfarrar@gmail.com) for signature  
2023-06-28 - 5:53:59 PM GMT
-  Email viewed by Eric Farrar (ejfarrar@gmail.com)  
2023-07-14 - 10:39:24 PM GMT
-  Document e-signed by Eric Farrar (ejfarrar@gmail.com)  
Signature Date: 2023-07-14 - 10:39:33 PM GMT - Time Source: server
-  Document emailed to mjl53@msn.com for signature  
2023-07-14 - 10:39:36 PM GMT
-  Email viewed by mjl53@msn.com  
2023-07-17 - 4:48:47 PM GMT
-  Signer mjl53@msn.com entered name at signing as Mike Laurencelle  
2023-07-17 - 4:49:08 PM GMT
-  Document e-signed by Mike Laurencelle (mjl53@msn.com)  
Signature Date: 2023-07-17 - 4:49:10 PM GMT - Time Source: server
-  Document emailed to crspco1@gmail.com for signature  
2023-07-17 - 4:49:13 PM GMT
-  Email viewed by crspco1@gmail.com  
2023-08-05 - 6:12:01 PM GMT
-  Signer crspco1@gmail.com entered name at signing as Christina Sparks  
2023-08-05 - 6:13:02 PM GMT

 Document e-signed by Christina Sparks (crspco1@gmail.com)

Signature Date: 2023-08-05 - 6:13:04 PM GMT - Time Source: server

 Document emailed to mschuhmacher@challengerhomes.com for signature


2023-08-05 - 6:13:07 PM GMT

 Email viewed by mschuhmacher@challengerhomes.com


2023-08-07 - 2:37:49 AM GMT

 Signer mschuhmacher@challengerhomes.com entered name at signing as Mick Schuhmacher

2023-08-07 - 2:38:14 AM GMT

 Document e-signed by Mick Schuhmacher (mschuhmacher@challengerhomes.com)


Signature Date: 2023-08-07 - 2:38:16 AM GMT - Time Source: server

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2023-08-07 - 2:38:19 AM GMT

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2023-08-07 - 8:41:17 PM GMT

 Document e-signed by Rich Vorwaller (rich@challengerhomes.com)

Signature Date: 2023-08-07 - 8:41:51 PM GMT - Time Source: server

 Agreement completed.

2023-08-07 - 8:41:51 PM GMT