



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

And virtually: <https://video.cloudoffice.avaya.com/join/728897121>
Monday, June 19, 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 6:00 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
Christina Sparks
Rich Vorwaller (Excused)
Mick Schuhmacher (Excused)

Also in attendance were:

Rebecca Harris, WSDM – District Managers
Heather Smith, WSDM – District Managers
Kevin Walker, WSDM – District Managers
Kevin Whatley, Recreation Center

3. Approval of Agenda: President Farrar moved to approve the Agenda as written; seconded by Director Sparks. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Regular Business Items
 - a. Approval of Board Meeting Minutes from the May 15, 2023 Meeting: Director Sparks moved to approve the May 15, 2023 Meeting Minutes; seconded by Director Laurencelle. Motion passed unanimously.
 - b. Approval of Payables for the Period ending June 19, 2023: Ms. Harris noted the Zonda invoice is a market study which can be reimbursed by bond funds. After review, President Farrar moved to approve the Payables for the period ending June 19, 2023; seconded by Director Sparks. Motion passed unanimously.

- General Fund – \$ 41,628.93
- Bond Fund – \$ _____
- **TOTAL – \$ 41,628.93**

- c. Acceptance of Unaudited Financial Statements as of May 31, 2023 and the schedule of cash position updated as of May 31, 2023: The Board discussed pool repairs and draining of the pool. After review, President Farrar moved to accept the Unaudited Financial Statements as of May 31, 2023; seconded by Director Laurencelle. Motion passed unanimously.

6. Market Update/Construction/Operations:

7. Legal Matters

- a. Bond Update: Mr. Walker provided an update on the bonds. The bond market has improved slightly and target interest rates are holding up.
- b. Consider Transfer of Rights to Reimbursement to OPRIC: Mr. Walker presented the Transfer of Rights to Reimbursement to OPRIC. It will be transferred and purchased by Challenger Homes. During the bond transaction, the OPRIC note will be paid at 8% simple interest. Director Laurencelle moved to approve the Transfer of Rights to Reimbursement to OPRIC as presented; seconded by President Farrar. Motion passed unanimously.
- c. Consider Resolution Regarding Attorney Fees and Costs: President Farrar moved to approve the Resolution Regarding Attorney Fees and Costs; seconded by Director Sparks. Motion passed unanimously.
- d. Review and Consider Adoption of Intergovernmental Agreement with City of Fountain: Ms. Harris presented the updated version of the IGA that was provided by the City of Fountain’s legal counsel. After review, President Farrar moved to approve the Intergovernmental Agreement with City of Fountain; seconded by Director Laurencelle. Motion passed unanimously.

8. District Management Matters & Report

- a. Review Managers Report: Ms. Smith presented the Managers Report.
- b. Insurance Claim Update: Ms. Smith provided an update on the insurance claim resulting from an incident involving the pool gate. The Board discussed temporary solutions implemented for pool gate. Ms. Smith noted two companies are scheduled to come provide additional solutions, which will be presented at the July meeting.
- c. Update on Recreation Center Operations: Mr. Whatley provided an update on Recreation Center operations.

- 9. Fine Reversal Request – 10907 Quercia Circle: Ms. Harris explained there is a new owner at 10907 Quercia Circle, which was previously foreclosed on following a long history of fines for failure to address landscape maintenance. The new homeowner has requested that the violation fines be waived as they resolve the weeds and complete planned landscaping improvements. Director Laurencelle moved to approve the waiving of the fines and allowing 60-days to address the weeds and the rest of the year to complete the landscaping improvements; seconded by President Farrar. Motion passed unanimously.


- 10. Adjourn: President Farrar moved to adjourn at 7:00 PM; seconded by Director Laurencelle. Motion passed unanimously.

- a. Next regularly scheduled meeting is July 17, 2023, at 6:00 PM.

Respectfully submitted,


By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 19, 2023 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:




[Eric Farrar \(Jul 20, 2023 14:02 MDT\)](#)

Eric Farrar, President




[Christina Sparks \(Sep 28, 2023 11:08 MDT\)](#)

Christina Sparks, Vice President



[Mike Laurencelle \(Sep 28, 2023 14:57 MDT\)](#)

Michael Laurencelle, Treasurer



[Mick Schuhmacher \(Oct 26, 2023 09:14 MDT\)](#)

Mick Schuhmacher, Assistant Secretary



[Rich Vorwaller \(Oct 26, 2023 09:41 MDT\)](#)

Rich Vorwaller, Assistant Secretary












VMD 2023 06 19 Minutes Approved


Final Audit Report

2023-10-26


Created:	2023-07-19
By:	Heather Smith (heather.s@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAADAUYjWqDHJfkCbolb8XT06Kuj8m8fosH

"VMD 2023 06 19 Minutes Approved" History


-  Document created by Heather Smith (heather.s@wsdistricts.co)
2023-07-19 - 6:46:06 PM GMT
-  Document emailed to Eric Farrar (ejfarrar@gmail.com) for signature
2023-07-19 - 6:46:49 PM GMT
-  Email viewed by Eric Farrar (ejfarrar@gmail.com)
2023-07-20 - 8:02:36 PM GMT
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Signature Date: 2023-07-20 - 8:02:44 PM GMT - Time Source: server
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2023-07-20 - 8:02:47 PM GMT
-  Heather Smith (heather.s@wsdistricts.co) replaced signer chrisparks7@yahoo.com with Christina Sparks (crspco1@gmail.com)
2023-09-28 - 4:51:06 PM GMT
-  Document emailed to Christina Sparks (crspco1@gmail.com) for signature
2023-09-28 - 4:51:06 PM GMT
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 Agreement completed.

2023-10-26 - 3:41:30 PM GMT