



VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

Monday, July 17, 2023 – 6:00 p.m.

11007 Hidden Prairie Parkway

Fountain, CO 80817

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

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: Ms. Smith called the meeting to order at 6:03 PM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Smith 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

Also in attendance were:

Rebecca Harris, WSDM – District Managers

Heather Smith, WSDM – District Managers

Kevin Walker, WSDM – District Managers

Kevin Whatley, Recreation Center

Braden Hammond, BiggsKofford

3. Approval of Agenda: Director Laurencelle moved to approve the Agenda as written; seconded by Director Sparks. Motion passed unanimously.
4. Public Comment: A member of the public commented on the recent pool closures. She commented that the pool should not be shut down solely for low attendance. She requested that the reason behind the closure be announced when closing the facilities. A discussion was had regarding the current mechanical concerns with the pool pump, heater, and cracks in the mastic

and noted that these issues have resulted in frequent closure. Mr. Whatley discussed the early pool closures at 9:00 – 9:30 PM during the first week of July.

A member of the public commented on mosquitos due to the heavy rains. Mrs. Harris explained that Weisburg Landscape is working to clean-up the flooded and washed out areas, which should help to eliminate the pests.

5. Regular Business Items

- a. Approval of Board Meeting Minutes from the June 19, 2023 Meeting: President Farrar moved to approve the June 19, 2023 Meeting Minutes; seconded by Director Laurencelle. Motion passed unanimously.

6. Financial Matters

- a. Review and Consider Approval of the 2022 Audit and Presentation: Mr. Hammond with BiggsKofford presented the 2022 Audit. He noted a qualified opinion was issued with respect to the governmental activity. He explained this is unusual and the auditors cannot say they are materially correct due to the debt with OPRIC that has not been confirmed for many years. This statement has been included in previous year's audits. Unmodified opinions which are clean opinions and the highest level of assurance they can provide were issued for everything else including general fund, debt service fund, and capital service funds. After review, President Farrar moved to approve the 2022 Audit as presented for finalization; seconded by Director Sparks. Motion passed unanimously.
- b. Approval of Payables for the Period ending July 17, 2023: Ms. Smith presented the Payables for the period ending July 17, 2023. After review, President Farrar moved to approve the Payables as presented; seconded by Director Laurencelle. Motion passed unanimously.
 - i. General Fund – \$ 36,807.11
 - ii. Bond Fund – \$ _____
 - iii. TOTAL – \$ 36,807.11
- c. Acceptance of Unaudited Financial Statements as of May 31, 2023, and the Schedule of Cash Position Updated as of June 30, 2023: Ms. Smith presented the Unaudited Financial Statements. After review, Director Schuhmacher moved to approve the Unaudited Financial Statements as presented; seconded by President Farrar. Motion passed unanimously.

7. Market Update/Construction/Operations: Director Schuhmacher provided an update on Ventana South. Wet utilities are being installed in Filing 2. Sales are going well, and they hope to finish Filing 2 by next year. Filing 3 is anticipated to begin in the second quarter of 2024. He discussed the new trail and noted it will be taped off throughout construction to prevent foot traffic through the construction zone. The Board discussed notifying the community when the trail is anticipated to open and blocking the trailhead with a snow fence until then.

8. Legal Matters

- a. Bond Update: Mr. Walker provided an update on the bonds and schedule. The preliminary limited offering memorandum should be done by July 31st, the bonds would be priced on August 15th and closed on August 23rd. Legal counsel is drafting documents for the agreement with Challenger and OPRIC. A special meeting needs to be scheduled for the first week of August to approve the final bond documents. The Board scheduled the special meeting for August 2nd at 5:00 PM. Mr. Walker provided a brief overview of the debt with OPRIC. Mr. Walker presented two engagement letters for the bond consultants, an accountant and market share consultant. Mr. Walker confirmed the bond proceeds will cover these costs. Director Schuhmacher moved to approve the engagement letters with King & Associates and Causey seconded by President Farrar. Motion passed unanimously.

- b. Insurance Claim Update: Ms. Smith provided an update on the insurance claim. Insurance is working directly with the resident and their representation.

9. District Management Matters & Report

- a. Review Managers Report: Ms. Smith presented the Managers Report.
- b. Update on Recreation Center Operations: Mr. Whatley provided an update on Recreation Center operations. Mr. Whatley, WSDM, and a member of the public discussed the pool rules and food at the pool.

10. General Business

- a. Review and Discuss Landscape Plan Amendment Update: Ms. Smith discussed the landscape plan amendment. She explained the City's tree requirement and hopes to have more information at the next meeting regarding the options to do less trees and potentially swap out trees for shrubs.
- b. Review and Consider Approval of Pool Gate Repair Proposals: Ms. Smith presented two pool gate repair proposals. After review, Director Schuhmacher moved to approve the proposal from Ancona Job Shop subject to the closer being warrantied for one year; seconded by Director Laurencelle. Motion passed unanimously.
- c. Review and Consider Approval of Landscape Maintenance Contract Amendment: The Board tabled this item until the next meeting.
- d. Review and Consider Approval of Landscape Improvement Proposals: Ms. Smith presented the landscape improvement proposal. The Board discussed potential FEMA funds due to the flooding. After review, President Farrar moved to approve the landscape improvement proposal as presented; seconded by Director Schuhmacher. Motion passed unanimously.

11. Adjourn: President Farrar moved to adjourn at 7:30 PM; seconded by Director Laurencelle. Motion passed unanimously.

- a. Next regularly scheduled meeting is August 21, 2023, at 6:00 PM.

Respectfully submitted,

By: Heather Smith
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 17, 2023 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:


[Eric Farrar \(Sep 13, 2023 15:20 MDT\)](#)

Eric Farrar, President

Christina Sparks
[Christina Sparks \(Sep 21, 2023 12:04 MDT\)](#)

Christina Sparks, Vice President

Mike Laurencelle
[Mike Laurencelle \(Sep 13, 2023 12:24 MDT\)](#)

Michael Laurencelle, Treasurer


[Mick Schuhmacher \(Sep 18, 2023 07:30 MDT\)](#)

Mick Schuhmacher, Assistant Secretary

Rich Vorwaller
[Rich Vorwaller \(Sep 12, 2023 16:21 MDT\)](#)

Rich Vorwaller, Assistant Secretary