



## VENTANA METROPOLITAN DISTRICT

Regular Board Meeting  
**Monday, August 21, 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  
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  
Pete Susemihl; Susemihl, McDermott, & Downie, P.C.

3. Approval of Agenda: Director Sparks moved to approve the Agenda as written; seconded by Director Laurencelle. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Regular Business Items: After review, Director Laurencelle moved to approve the Regular Business Items 5(a) and 5(b) as presented; seconded by Director Vorwaller. Motion passed unanimously.

- a. Approval of Board Meeting Minutes from the July 17, 2023 Meeting; and
  - b. Approval of the Board Meeting Minutes from the August 2, 2023 Continued Board Meeting.
6. Financial Matters
- a. Approval of Payables for the Period ending August 21, 2023: Ms. Smith presented the Payables for the period ending August 21, 2023 in brief. After review, Director Laurencelle moved to approve the Payables as presented; seconded by Director Sparks. Motion passed unanimously.
    - i. General Fund – \$ 39,585.97
    - ii. Bond Fund – \$ \_\_\_\_\_
    - iii. TOTAL – \$ 39,585.97
  - c. Acceptance of Unaudited Financial Statements as of July 31, 2023, and the Schedule of Cash Position Updated as of July 31, 2023: Ms. Smith presented the Unaudited Financial Statements in brief. After review, Director Laurencelle moved to approve the Unaudited Financial Statements as presented; seconded by Director Sparks. Motion passed unanimously.
7. Market Update/Construction/Operations: Director Vorwaller provided an update on Ventana South. Replatting is in process for minor Lot adjustments and the market is holding strong for sales.
8. Legal Matters
- a. Bond Update: Mrs. Harris provided an update on the bonds and schedule. Negotiations are still in process between Challenger and OPRIC.
  - b. Insurance Claim Update: Ms. Smith advised that there nothing further has been received regarding the insurance claim.
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. Gym equipment is running well but the pool lights remain an ongoing issue (Director Shumacher joined the meeting). Mr. Whatley requested approval to have the carpets cleaned following the end of the pool season. President Farrar moved to authorize carpet cleaning in the Recreation Center following the pool closure; seconded by Director Vorwaller. Motion passed unanimously.
10. General Business
- a. Discuss Season's End – Pool Closure: Mr. Whatley and Ms. Smith provided pros and cons pertaining to extending the pool season. After discussion, President Farrar moved to extend the pool season until Sunday, August 10<sup>th</sup>, closed beginning Monday, August 11<sup>th</sup>; seconded by Director Schumacher. Motion passed unanimously.
  - b. Review and Consider Approval of Additional Breeze for Trail Top-dress: The Board tabled this item until the next meeting. After discussion, Director Shumacher moved to approve the proposal from Weisburg for a total cost of \$2,099.30; seconded by Director Sparks. Motion passed unanimously.
  - c. Review and Consider Approval of Amended Landscape Maintenance Contract: Ms. Smith presented the Weisburg contract, amended to include the expanded native areas for mowing. After review, President Farrar moved to approve the amended maintenance contract, providing that the terms are not retroactive; seconded by Director Sparks. Motion passed unanimously.

11. Adjournment: Director Sparks moved to adjourn the meeting at 6:58 PM; seconded by Director Laurencelle. Motion passed unanimously.

a. Next regularly scheduled meeting is September 18, 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 \(Sep 29, 2023 07:57 MDT\)](#)

Eric Farrar, President

Christina Sparks  
[Christina Sparks \(Sep 28, 2023 11:09 MDT\)](#)

Christina Sparks, Vice President

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

Michael Laurencelle, Treasurer

Mick Schuhmacher  
[Mick Schuhmacher \(Oct 26, 2023 09:15 MDT\)](#)

Mick Schuhmacher, Assistant Secretary

Rich Vorwaller  
[Rich Vorwaller \(Oct 4, 2023 11:17 MDT\)](#)

Rich Vorwaller, Assistant Secretary