



## VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

**Monday, September 18, 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: 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

Rylee DeLong, WSDM – District Managers

Kevin Whatley, Recreation Center

Pete Susemihl; Susemihl, McDermott, & Downie, P.C.

3. Approval of Agenda: President Farrar 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
  - a. Approval of Board Meeting Minutes from the August 21, 2023 Meeting: After review, Director Laurencelle moved to approve the August 21, 2023 Minutes; seconded by Director Sparks. Motion passed unanimously.

6. Financial Matters
  - a. Approval of Payables for the Period ending September 18, 2023: Ms. Smith presented the Payables. Ms. Smith requested the HBS trash service bill be enrolled in autopay to avoid potential late fees and she noted the Board will still review the invoice monthly. Director Laurencelle moved to approve autopay for the HBS trash service bill; seconded by Director Sparks. Motion passed unanimously. The Board discussed a potential error with the Data Voice invoice, and Ms. Smith stated that she will investigate further. After review, President Farrar moved to approve the Payables with payment of the Data Voice invoice pending determination of validity; seconded Director Sparks. Motion passed unanimously.
    - i. General Fund – \$ 49,369.82
    - ii. Bond Fund – \$ \_\_\_\_\_
    - iii. TOTAL – \$ 49,369.82
  - b. Acceptance of Unaudited Financial Statements as of August 31, 2023, and the Schedule of Cash Position Updated as of August 31, 2023: Ms. Smith presented the Unaudited Financial Statements and the schedule of cash position as of August 31, 2023. After review, Director Laurencelle moved to accept the Unaudited Financial Statements as presented; seconded by Director Sparks. Motion passed unanimously.
7. Market Update/Construction/Operations: Ms. Harris reported that Filing 3 is pending City approval and Filing 2 is essentially completed. Filing 4 has not been submitted yet.
8. Legal Matters
  - a. Bond Update: Mrs. Harris provided an update on the bonds and schedule. The bond closing is anticipated for the second week of October.
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.
10. General Business
  - a. Review and Consider Applicant Appointment(s) to VCC: President Farrar moved to appoint Christina Sparks and Kevin Whatley to the VCC Board; seconded by Director Laurencelle. Motion passed unanimously.
  - b. Review and Consider Approval of Trash & Recycling Service Contract: Ms. Smith presented the HBS Trash and Recycling Service Contract in brief. After review, Director Sparks moved to approve the HBS Trash and Recycling Service Contract; seconded by Director Laurencelle. Motion passed unanimously.
  - c. Discuss Annual Townhall Meeting: Ms. Smith discussed the new statutory Annual Townhall Meeting requirement. Director Laurencelle moved to schedule the Townhall meeting for November 20, 2023 at 7:00 p.m., following the Board meeting and Budget Hearing at 6:00 PM; seconded by Director Sparks. Motion passed unanimously.
  - d. Discuss Preliminary Assessed Valuation Analysis: Ms. Smith presented an analysis on the District's preliminary assessed valuations and the anticipated increase in tax revenue. Mr. Susemihl discussed Proposition HH, which would reduce the assessed valuations while eliminating TABOR, if it passes in November.
  - e. Review and Discuss Potential 2024 Maintenance & Improvement Projects: Ms. Smith and the Board discussed the pending maintenance and improvement projects and project funding priorities for 2024.

11. Executive Session

- a. Discuss Personnel Investigation: President Farrar moved to enter Executive Session for the purpose of discussing personnel investigation pursuant to §24-6-402(4)(c)(f) C.R.S.; seconded by Director Sparks. Motion passed unanimously at 7:41 PM. President Farrar moved to exit the Executive Session pursuant to §24-6-402(4)(c)(f) C.R.S.; seconded by Director Sparks. Motion passed unanimously at 7:47 PM.

12. Adjournment: Director Sparks moved to adjourn the meeting at 7:48 PM; seconded by President Farrar. Motion passed unanimously.

- a. Next regularly scheduled meeting is October 16, 2023, at 6:00 PM.

Respectfully submitted,

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

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 18, 2023 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

\_\_\_\_\_  
Eric Farrar, President

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Christina Sparks, Vice President

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Michael Laurencelle, Treasurer

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Mick Schuhmacher, Assistant Secretary

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Rich Vorwaller, Assistant Secretary