



## VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

**Monday, October 16, 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 p.m.
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

Mick Schuhmacher

Also in attendance were:

Rebecca Harris, WSDM – District Managers

Heather Smith, WSDM – District Managers

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

Members of the Public

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, President Farrar moved to approve both the September 18 and October 9, 2023 Meeting Minutes; seconded by Director Laurencelle. Motion passed unanimously.
  - a. Approval of the Board Meeting Minutes from September 18, 2023

- b. Approval of the Special Board Meeting Minutes from October 9, 2023
6. Financial Matters
- a. Approval of Payables for the Period ending October 16, 2023: After review, President Farrar moved to approve the payables ending October 16, 2023; seconded by Director Sparks. Motion passed unanimously.
- i. General Fund – \$ 36,362.04
  - ii. Bond Fund – \$ \_\_\_\_\_
  - iii. TOTAL – \$ 36,362.04
- b. Acceptance of Unaudited Financial Statements as of September 30, 2023, and the Schedule of Cash Position Updated as of September 30, 2023: Ms. Smith presented the Unaudited Financial Statements and the schedule of cash position as of September 30, 2023. After review, President Farrar moved to accept the Unaudited Financial Statements as presented; seconded by Director Schuhmacher. Motion passed unanimously.
- c. Discuss Draft 2024 Budget: Ms. Smith presented the draft 2024 Budget. The Board reviewed the draft budget in detail. The Budget Hearing will be held at the November 20, 2023 Board meeting.
7. Market Update/Construction/Operations: Director Schuhmacher provided a development update and noted that the filing 2 approved plans have been delayed by the City of Fountain. They hope to have approved plans this winter, and finish the water line, sanitary, and paving done in Filing 2 in April or May 2024. Director Vorwaller provided a market update and noted that the market has slowed down due to the higher interest rates, but there is still a lot of interest and demand in the community.
8. Legal Matters
- a. Bond Update: Ms. Harris provided an update on the bonds and schedule. The bond closing is scheduled for October 19<sup>th</sup>.
9. District Management Matters & Report
- a. Review Managers Report: Ms. Smith presented the Managers Report.
- b. Update on Recreation Center Operations: Ms. Smith noted that Mr. Whatley, the Rec Center Manager was unable to attend the meeting and provided a brief update on Recreation Center operations.
10. General Business
- a. Review and Consider Approval of Semi-Annual Playground Equipment Inspection: Ms. Smith presented the proposal for semi-annual playground equipment inspections for \$1,200 total. After review, Director Sparks moved to approve the semi-annual playground equipment inspections; seconded by Director Laurencelle. Motion passed unanimously.
11. Adjournment: Director Sparks moved to adjourn the meeting at 7:15 p.m.; seconded by President Farrar. Motion passed unanimously.
- a. Next regularly scheduled meeting is November 20, 2023, at 6:00 p.m. followed by the annual Townhall meeting at 7:00 p.m.

Respectfully submitted,

By:

  
Eric Farrar (Nov 28, 2023 18:19 MST)

Secretary for the Meeting


THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 16, 2023 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:



[Eric Farrar \(Nov 28, 2023 18:19 MST\)](#)

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Eric Farrar, President



[Christina Sparks \(Dec 5, 2023 15:38 MST\)](#)

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Christina Sparks, Vice President



[Mike Laurencelle \(Dec 5, 2023 14:48 MST\)](#)

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Michael Laurencelle, Treasurer



[Mick Schuhmacher \(Dec 11, 2023 06:54 MST\)](#)

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Mick Schuhmacher, Assistant Secretary



[Rich Vorwaller \(Dec 11, 2023 06:57 MST\)](#)

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Rich Vorwaller, Assistant Secretary












# VMD 2023.10.16 Minutes - approved

Final Audit Report

2023-12-11


Created:	2023-11-28
By:	Heather Smith (heather.s@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAs19uJmPwivsbxEaMB4R_fsIFG6JEOKvH

## "VMD 2023.10.16 Minutes - approved" History


-  Document created by Heather Smith (heather.s@wsdistricts.co)  
2023-11-28 - 10:54:27 PM GMT
-  Document emailed to Eric Farrar (ejfarrar@gmail.com) for signature  
2023-11-28 - 10:56:01 PM GMT
-  Email viewed by Eric Farrar (ejfarrar@gmail.com)  
2023-11-29 - 1:18:54 AM GMT
-  Document e-signed by Eric Farrar (ejfarrar@gmail.com)  
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-  Document emailed to mjl53@msn.com for signature  
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-  Email viewed by mjl53@msn.com  
2023-12-05 - 9:48:35 PM GMT
-  Signer mjl53@msn.com entered name at signing as Mike Laurencelle  
2023-12-05 - 9:48:54 PM GMT
-  Document e-signed by Mike Laurencelle (mjl53@msn.com)  
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-  Document emailed to crspco1@gmail.com for signature  
2023-12-05 - 9:48:58 PM GMT
-  Email viewed by crspco1@gmail.com  
2023-12-05 - 10:37:14 PM GMT
-  Signer crspco1@gmail.com entered name at signing as Christina Sparks  
2023-12-05 - 10:38:18 PM GMT

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


Signature Date: 2023-12-05 - 10:38:20 PM GMT - Time Source: server

 Document emailed to mschuhmacher@challengerhomes.com for signature


2023-12-05 - 10:38:21 PM GMT

 Email viewed by mschuhmacher@challengerhomes.com


2023-12-06 - 10:42:39 PM GMT

 Email viewed by mschuhmacher@challengerhomes.com


2023-12-11 - 1:54:24 PM GMT

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

2023-12-11 - 1:54:45 PM GMT

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


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2023-12-11 - 1:56:11 PM GMT

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Signature Date: 2023-12-11 - 1:57:07 PM GMT - Time Source: server

 Agreement completed.

2023-12-11 - 1:57:07 PM GMT