



**VENTANA METROPOLITAN DISTRICT**  
Regular Board Meeting  
Held via virtually: <https://meet.goto.com/622480501>  
**Wednesday, March 9, 2022 – 10:00 a.m.**

Brian Bahr, President - Term to May 2022  
Bruce Peele, Secretary/ Treasurer - Term May 2022  
Richard Vorwaller - Term to May 2022  
Patrick Jarrett - Term to May 2023  
Jennifer Herzberg - Term to May 2023

**MINUTES**

1. Call to Order: Director Peele called the meeting to order at 10:00 AM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Bahr confirmed a quorum was present with Director Herzberg excused. All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl

Directors in attendance were:

Brian Bahr  
Richard Vorwaller  
Patrick Jarrett  
Bruce Peele

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers  
Kevin Walker, Walker Schooler District Managers  
Eric Farrar, VCC Board Member  
Mike Laurencelle, Public  
Dan, Public  
Kati Sinclair, Public

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda; seconded by Director Jarrett. Motion passed unanimously.

4. Regular Business Items

- a. Approval of Board Meeting Minutes from the February 9, 2022 Meeting
- b. Approval of Payables for the Period ending March 9, 2022
  - i. General Fund – \$ 39,923.92
  - ii. Bond Fund – \$                     -
  - iii. **TOTAL – \$ 39,923.93**
- c. Acceptance of Unaudited Financial Statements as of February 28, 2022 and the schedule of cash position updated as of February 28, 2022

Director Vorwaller moved to approve the Regular Business Items as presented; seconded by Director Peele. Motion passed unanimously.

5. Market Update/Construction/Operations: Director Jarrett reported development work is still ongoing for Ventana South. Paving is complete along with utilities are underway and homes are beginning.
6. Legal Matters
  - a. Election 2022 Update: Mr. Susemihl updated the board that 5 self-nomination forms were received and the District will plan to hold an in person election at the Recreation Center.
  - b. Service Plan Amendment Update: Mrs. Hardekopf updated the Board that the hearing with City of Fountain was re-scheduled to April 12, 2022 and new notices will go out in the mail later next week.
7. Financial Matters
  - a. Bond Update: Mr. Walker informed the board we are still on schedule to close the bond by mid to late April and have a follow up meeting scheduled later today.
8. District Management Matters & Report
  - a. Billing/ Collections Review: Mrs. Hardekopf reviewed the billing and collections with the Board that there are 22 liens in place still however, overall notices are getting better.
  - b. Recycling Fee or Schedule Change: Mrs. Hardekopf presented to the Board that Waste Connections has increased their recycling fee and is offering we increase our fee to accommodate, switch to bi-weekly pick-up and keep our rates, or we get other bids. Board directed Mrs. Hardekopf to move to bi-weekly for this year and bid our proposals for next year.
  - c. Recreation Center Operations: Mrs. Hardekopf updated the Board with the new Manager being a huge success and will be getting part-time positions interviewed for this month.
  - d. Filing 6 Turnover: Mrs. Hardekopf noted we are waiting for City of Fountain to approved silt fencing to be removed, once that approval occurs we will arrange a meeting with a couple residents and the landscape companies before maintenance is turned over.
9. VCC Matters: Ms. Hardekopf reported on VCC matters.
  - a. Design Guideline Amendment: Mrs. Hardekopf informed the board we have received several inquires for residents interested in increasing their fence height.
  - b. Violation Highlights
    - i. 4 Violations have been issued to date for 2022
    - ii. 3 Violation remains open, receiving fines

Mrs. Hardekopf discussed the status of violations.

  - c. Architectural Submission Highlights:
    - i. 7 approvals for 2022
    - ii. 2 in progress for 2022

Mrs. Hardekopf reviewed the status of the architectural submissions for 2022.

10. Public Comment and Public Sign-In Attendance Sheet:

President Bahr opened the floor for public comment.

Mr. Farrar inquired about the two additional self-nomination forms that were turned in. Mrs. Hardekopf clarified along with the three resident self-nominations there were two director self-nominations turned in.

Mrs. Hardekopf also noted for Mr. Laurencelle that the lights for the entry sign were bad and are being replaced.

11. Other Business:

Next Regular Meeting Date – April 13, 2022 at 10:00 AM

12. Adjourn: Director Vorwaller moved to adjourn at 10:15 AM; seconded by Director Peele. Motion passed unanimously.

Respectfully submitted,

DocuSigned by:  
By: Rebecca Hardekopf  
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Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL MARCH 9, 2022, MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

DocuSigned by:  
Brian Bahr  
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Brian Bahr, President

Bruce Peele, Secretary/ Treasurer

DocuSigned by:  
Rich Vorwaller  
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Rich Vorwaller, Director

DocuSigned by:  
Patrick Jarrett  
40ACDF5CA14F4CF...

Patrick Jarrett, Director

DocuSigned by:  
Jennifer Herzberg  
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Jennifer Herzberg, Director