



VENTANA METROPOLITAN DISTRICT

**Regular Board Meeting
11007 Hidden Prairie Pkwy.
Fountain, CO 80817**

Wednesday April 11, 2018 – 10:00 a.m.

**Brian Bahr, President - Term to May 2018
Bruce Peele, Secretary/ Treasurer - Term May 2018
Richard Vorwaller - Term to May 2018
Patrick Jarrett - Term to May 2018**

MINUTES

1. Call to order – Director Peele called the meeting to order at 10:07 AM, noted that President Bahr is absent.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters - A quorum was present. All disclosures were properly filed with the Department of Local Affairs, State of Colorado.

In attendance were:

Mr. Bruce Peele, Secretary/ Treasurer

Mr. Richard Vorwaller, Director

Mr. Patrick Jarrett, Director

Mr. Pete Susemihl, Legal Counsel

Mr. Kevin Walker, Walker Schooler District Managers

Ms. Rebecca Hardekopf, Walker Schooler District Managers

3. Approval of Agenda- Director Jarrett made a motion to approve the agenda; motion seconded by Director Vorwaller. Motion passed unanimously.
4. Consent Agenda Items (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda)
 - a. Approval of Board Meeting Minutes from the February 14, 2018 Meeting (attached)
 - b. Approval of Payables for the Period ending April 11, 2018 (attached)
 - c. Acceptance of Unaudited Financial Statements as of April 10, 2018 and the schedule of cash position updated as of April 10, 2018 (attached)

Director Vorwaller moved to approve the Consent Agenda Items; Director Jarrett seconded to motion. Motion passed unanimously.

5. Market Update/Construction/Operations – Mr. Walker reported the 100th closing. Director Jarrett continues that they are expecting forty-four new contract in the fourth quarter, they just pulled ten permits for Filing No. 3 everything is progressing smoothly.
6. District Management Matters
 - a. Manager’s Report – Mr. Walker updated the Board of Directors on the customer service calls received. There are still residents that have not picked up their key fobs. Since our last meeting there has been one violation letter for the Rec Center for kids jumping on the equipment. One collection process was started for Rec Center dues and trash but it was paid. Director Jarrett questioned on how we handle collection for trash service dues. Mr. Walker explained the process - file a lien on their property for trash service dues unpaid, for the Recreation Center fees shut off and annually will file with the El Paso County Treasurer and the owner will pay an additional thirty percent collection fee. There have been a few HOA approval requests for modifications to a home. Everything has gone through smoothly there is some questions on locating sheds. Mr. Walker updated the Board on the issues with the Service Plan as well the Bond Issuance process. The Board discussed the City of Fountain process for the Service Plan and the Bond issuance.
 - b. Recreation Center operation update
 - Pool opening date
 - Hours of operation
 - Rules and Regulations – distribution, posting, etc.
 - Camera
 - Security - lockup
 - Rental of Pool area

Director Peele stated that the projected completion for the Pool is May 18, 2018 to be ahead of the Memorial Day weekend. Director Peele commented that they will be completing the deck, landscaping, plaster, and then the pool will be ready to fill. Discussion occurred about the Grand Opening of the pool being held on a later date. Mr. Walker answered questions and concerns for the Boards approval prior to the Pool Opening. The pool hours of operation will be from 6:00 am to 10:00 pm, as a key fob entrance will be installed on the gate. Mr. Walker continued to discuss the fire code related to locking the back doors to help manage the entrance and exit into the pool area. Director Peele agreed to look into the possibilities of a crash bar system on the back doors so as not to violate any fire codes. The District supplying an employee for once the traffic increases has been discussed and the Board would like a part-time employee to help maintain the pool area. Mr. Walker continued to discuss the option of Walker Schooler District Managers hiring and employee and subcontracting them to work in Ventana. Mr. Walker began the discussion on residents renting out the pool and approval was made to not allow the rental of the pool area but the utilization and access of the area for those renting the Great Room Club house will be allowed. Director Peele than answered some questions and concerns of the Public, including tables and chairs, no grills, and they will look into the safety classes.

- c. Landscape maintenance turnover – Mr. Walker commented that he will be in touch with Jim Byers to discuss the responsibility and turn over.

d. CCR's operations - Update on current issues and requests for approvals - Mr. Walker commented that there have not been a lot of violations but a few have occurred and we are following another HOA's standard process.

e. Adjust time of meeting to accommodate neighborhood interest – Mr. Walker brought up the concern of changing the time of day for the Board Meetings and the Board of Directors, at this time, are unable to change it due to scheduling conflicts, but will consider an evening meeting closer to the pool opening.

f. Service Plan update – Mr. Walker had previously updated on the service plan issues with the City of Fountain.

7. Legal Matters

a. Election update

Mr. Walker noted the cancellation of the election. Mr. Susemihl, legal counsel, commented he can complete Oaths of Office on the May 9, 2018 meeting or he can email them.

8. Financial Matters

a. Bond issue update

Mr. Walker gave an update on the Bond issuance.

9. Public Comment and Public Sign-In Attendance Sheet

(Limited to 3 minutes and only for items not on the agenda)

Director Peele opened the discussion for public comment.

Ms. Ingram requested an update on the decisions for a dog wash, the kid zone, and pool table. Director Peele responded that the Board will have to get back to her on those, as they are under advisement at this time.

Ms. Ingram continued with the concerns with the Temperature in the building at night being too hot. Ms. Hardekopf responded that she will take a look at the scheduled settings and turn them down a bit.

Ms. Ingram asked for an update of completion on the trails behind Filing No. 1. Director Jarrett responded that they will be worked on and completed once Filings 4 and 5 have begun.

Ms. Ingram asked about an empty space being turned into a basketball court since the kids put their hoops up their now and play. Director Jarrett responded that he will see what he can do since it is a part of Filing No. 4.

Ms. Ingram questioned the occupancy limit on the building since a resident was turned down to host a thanksgiving and there was a Christmas party the following weekend. Mr. Walker commented that the resident was not turned down for their thanksgiving we were trying to figure out a way to make it work but never heard back from the resident, as for the Challenger Christmas open house they were well below the occupancy limit.

10. Other Business:

Next Regular Meeting Date – Scheduled for 10:00 AM, May 9, 2018.

11. Adjourn

Meeting Adjourned at 11:07 AM

Respectfully submitted,

By: _____

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 11, 2018 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Brian Bahr, President

Bruce Peele, Secretary/ Treasurer

Rich Vorwaller, Director

Patrick Jarrett, Director

Ventana Metropolitan District

April 11, 2018

Please print the requested information below. If you wish to address the Board during public comment, please indicate that by checking the box under the public comment column. Public comment will be taken in the order they appear on this sheet. Public comment is limited to three (3) minutes.

Name	Address	Telephone/Email	Public Comment Please check if you wish to address the Board. Please note comments are limited to 3 minutes.
Amanda Michaelis	7437 Benevia	719-900-8969	<input checked="" type="checkbox"/>
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