

VENTANA METROPOLITAN DISTRICT
Regular Board Meeting
11007 Hidden Prairie Pkwy.
Fountain, CO 80817
Wednesday, September 11, 2019 – 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 2020
VACANT - Term to May 2020

MINUTES

1. Call to Order: Director Vorwaller called the meeting to order at 10:00 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: All disclosures were properly filed with the Department of Local Affairs, State of Colorado.

Directors in attendance were:

Brian Bahr, President
Richard Vorwaller, Director
Bruce Peele, Director
Patrick Jarrett, Director

Also in attendance were:

Peter Susemihl, Susemihl, McDermott & Downie, P.C.
Kevin Walker, Walker Schooler District Managers
Rebecca Hardekopf, Walker Schooler District Managers
Riley Walker, Walker Schooler District Managers
Members of the Public (See Sign-In Sheet)

3. Approval of Agenda: The Board approved the Agenda.
4. Appoint New Board Member: Ms. Hardekopf explained that Mr. Walker conducted an interview with Mrs. Jennifer Herzberg on Monday. Director Jarrett moved to appoint Mrs. Herzberg to the Board of Directors; seconded by Director Vorwaller. Motion passed unanimously. Mrs. Herzberg asked if she was the first Ventana resident to be appointed to the Board. The Board explained she is the second resident appointed to the Board.
5. Regular Business Items:
 - a. Approval of Board Meeting Minutes from the August 14, 2019 Meeting
 - b. Approval of Payables for the Period ending September 11, 2019

- c. Acceptance of Unaudited Financial Statements as of August 31, 2019, and the schedule of cash position updated as of August 31, 2019.

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

6. Market Update/Construction/Operations: Director Jarrett reported that Filing 6 land activity is still underway and hoping to install streets in October 2019. There are approximately 45 homes left to sell in Filings 4 and 5.
7. District Management Matters:
 - a. Manager's Report: Ms. Hardekopf noted there are capital expenditures that will need to be considered by the Board going into the 2020 Budget. There have also been complaints within the community regarding lowering the swing set at the playground but stated that's not a lowering issue but rather a mulch re-distribution.
 - b. Billing
 - 41 Reminder Letters were sent out for the fourth quarter. The number of reminder letters is down compared to the 64 letters sent in the second quarter.
 - Approximately 19 shut off notices will be sent September 15, 2019. Ms. Hardekopf reported that 5 people have paid that were due to be shut off. Shut off notices are also down from 29 sent in the second quarter. President Bahr arrived to the meeting.
 - Customer Portal Option: Ms. Hardekopf explained the customer portal option that is available within the billing system where residents could log in and pay their bill directly, see previous billing and architectural requests and violations.
 - c. Rec Center Update
 - Pool Closing Issues, Spa remaining open: The pool was scheduled to close on September 10th, but they started draining it early on September 4th without notice. Ms. Hardekopf explained to the pool operators that the closing date needs to be the date they begin draining the pool moving forward. The spa will remain open until October 7th due to the pool closing early unexpectedly.
 - Door Issues: Ms. Hardekopf reported that the doors were repaired but the front left door is still sticking, so they will be coming back out to address the issue. Ms. Hardekopf noted there is a key fob pad at the gate, but it is not hooked up or wired yet as an entrance and is currently exit only. There have been complaints that residents are letting non-residents in from the side gate without having to use their key fob to access. Moving forward they hope to have a full-time employee managing the Rec Center preventing these issues.
 - Once pool closes, we will take advantage of fixing cement around pool, lights in the pool, and the Hot Tub timer issue: Contractors will be coming out to get bids on cement repairs and other issues that need to be addressed around the pool now that it is closed.
 - d. Landscape Status and Review: Ms. Hardekopf reported the native grass around the Hidden Prairie Parkway mailboxes will be replaced with rock to prevent

weeds from spreading into neighboring yards. Ms. Hardekopf will check the mulch at the playground to see if it needs to be redistributed around the swing set.

e. Ventana Community Covenants

- VCC Appoint Board Members for next one-year term: Ms. Hardekopf explained that Mrs. Trahan was appointed to one of the vacant positions on the VCC Board at the last meeting. Director Jarrett moved to reappoint the three current VCC board members; seconded by Director Vorwaller. Motion passed unanimously.

8. Legal Matters: Mr. Susemihl reported that prior to last month's board meeting, we had filed liens on three properties, and we are going to just leave those liens in place. There has been no response back from the three individuals.
9. Financial Matters: Ms. Hardekopf reported that we are starting to set up the 2020 budgets and the Board will need to consider improvement expenses to be budgeted for next year including lighting for the walkway at the park. The Board discussed solar light options and foot path illumination instead of a large streetlight to be more cost effective. Ms. Hardekopf noted the Board will also need to consider budgeting for a full-time employee at the Rec Center.
10. Public Comment: Mr. Josh Cooper said he brought comments from the community's Facebook page. He discussed a stop sign needed at the intersection before Primavera on Hidden Prairie. He discussed a want for transparency as far as detailed information about where the District's money is being spent. Ms. Hardekopf explained there are Profit and Loss, and Balance Sheets posted on the website as well as the Payables that breaks down what the District is paying for. Mr. Cooper noted a request for a street sweeper to clean up dirt and debris on Hidden Prairie through Benecia and down onto Link Road which caused dirt to clog the storm drains. He noted a complaint about dogs on construction sites and loud music from construction workers in the mornings on the weekends. Mrs. Heather Farrar spoke up and said that was her complaint and the music is very loud. Mr. Cooper noted a request to fix the sprinkler settings, so they are not watering in the afternoons, and not watering the mailboxes on Hidden Prairie across from Primavera. Mr. Walker noted if anyone sees a broken sprinkler or similar issues, residents can contact Walker Schooler District Managers directly for repair. Mr. Cooper noted a request for having a District representative drive through and check the community. Mr. Cooper said there was a request to have a bike rack by the bus stop, and Mr. Cooper suggested having it in view of the security cameras. He said there was a request for information to be posted on the bulletin boards. Mr. Walker explained they will need to get the boards re-keyed. Mr. Cooper noted a request for a quarterly meeting in the evening so more residents can attend. He also noted a request for more No Smoking signs. Ms. Hardekopf explained the signs are made and they will be posted. Mr. Cooper discussed concerns with the failure of the pool winterization last year that caused the District to pay for sensor replacement. He also expressed concerns with closing the pool early. Mr. Cooper discussed complaints about the cleanliness of the pool during the Summer. He also discussed concerns with a resident who has a home daycare bringing kids to the pool, and other unsupervised children at the pool. He also suggested a cover for the hot tub when it is not in use.

Mrs. Heather Farrar expressed concerns with the speed of the construction workers. The Board explained common practices would be to call the police department to report

speeders in the neighborhood. The Board discussed if there are license plates or videos, they can report them directly to the construction company to assist in slowing workers down.

Mrs. Amanda Jarvenpaa expressed concerns about potential buyers parking in front of her house that is next to the model home. The Board said they will make sure the no parking signs are put back up. She also noted large bushes and grasses that are hard to see around. Ms. Hardekopf said she will get with the landscaper to see if there is something else they can put in there that is shorter.

Mr. Dwayne Engle played an audio recording of loud music from a Friday during the day. Ms. Hardekopf requested that he emails her as soon as this type of incident is happening so she can take care of it as soon as possible. He also expressed concerns about the dirty streets and a need for a street sweeper. He noted a truck that was almost 104 decibels driving by that needs to have his muffler fixed.

Mr. Edgar Torres thanked Ms. Hardekopf for her email. He said he lives in a corner lot and he built a shed in his backyard. He noted that he read the CCR's and the design guidelines and did not see anything about a shed. He explained the layout of his property and that he is unable to build anything on the opposite side of his property where he currently has his shed. Mr. Walker suggested he present this to the VCC Board for consideration that is meeting immediately after the District meeting.

11. Other Business: Next Regular Meeting Date – 10:00 AM on October 9, 2019: The Board cancelled the October meeting and will meet in November.
12. Adjournment: Director Vorwaller moved to adjourn the meeting; seconded by Director Jarrett. Motion passed unanimously.

Respectfully submitted,

By: _____

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 11, 2019
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

VACANT, Director

Ventana Metropolitan District September 11, 2019

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.
Edgar Torres (Citizen)	10887 Traders Parkway	719-308-2165	<input checked="" type="checkbox"/>
Jesha Cooper	10727 Hidden Prairie	jcooper757@hotmail.com	<input checked="" type="checkbox"/>
Amanda Jarvenpaa	10977 Hidden Prairie Pkwy	ajarvenpaa1130@gmail.com	<input type="checkbox"/>
Heather Farrar	10876 Traders Pky	hjfarrar@outlook.com	<input checked="" type="checkbox"/>
Rachel West-Lacourve	10907 Hidden Prairie	rachelwestlacourve@gmail.com	<input checked="" type="checkbox"/>
Valere, Sheldon C	10654 Calista Way	719-559-7326	<input type="checkbox"/>
DUANE STUBLE	10838 HIDDEN PRAIRIE	719.866.3938	<input checked="" type="checkbox"/>
			<input type="checkbox"/>

