



**VENTANA METROPOLITAN DISTRICT**  
Continued Board Meeting from August 8, 2018  
11007 Hidden Prairie Pkwy.  
Fountain, CO 80817  
**Wednesday, September 5, 2018 – 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  
Amanda Michaelis - Term to May 2020

**MINUTES**

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

Directors in attendance were:

Brian Bahr, President  
Bruce Peele, Secretary/ Treasurer  
Richard Vorwaller, Director  
Patrick Jarrett, Director  
Amanda Michaelis, Director

Also in attendance were:

Peter Susemihl, Susemihl, McDermott & Cowan, P.C.  
Kevin Walker, Walker Schooler District Managers  
Rebecca Hardekopf, Walker Schooler District Managers  
Kristina Kulick, Walker Schooler District Managers  
Public (see sign in sheet)

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda; seconded by Director Michaelis. Motion passed unanimously.
4. Review and consider approval of the 2017 Audited Financial Statements with BiggsKofford: Mr. Walker reviewed the presentation from August. The auditors were ready to issue the audit with a qualified opinion resulting from the failure of confirmation on the OPRIC developer advance. He explained that we have not and will not get that confirmation and suggests accepting the audit with the qualification so it can be filed with the State. Director Peele moved to approve the 2017 Audit; seconded by Director Vorwaller. Motion passed unanimously.

5. Consent Agenda Items:
  - a. Approval of Board Meeting Minutes from the August 8, 2018 Meeting
  - b. Approval of Payables for the Period ending September 4, 2018
  - c. Acceptance of Unaudited Financial Statements as of August 31, 2018 and the schedule of cash position updated as of August 31, 2018

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

6. Market Update/Construction/Operations: Director Jarrett updated the Board on operations and said there are roughly 20 homes left to sell in currently platted lots, 10 starts left to do. He said things are continuing to move well and looking forward to a busy fall with a lot of closings scheduled. He added that the dirt work has been done for Filings 4 and 5 and they are waiting for sewer to be put in, hopefully starting in September.

7. District Management Matters

- a. Manager's Report

- Insurance Update: Mr. Walker reported working through insurance issues resulting from the hail storm. The roof and dry wall have been completed and the Roofer has been paid. The window repairs have been delayed due to not being able to order what is needed, but still working on finding a supplier to get this done. Director Jarrett suggested BMC.
- Design Guidelines - Consider adoption: Mr. Walker said as discussed with the Ventana Covenant Committee, Inc., there was only one comment on the design guidelines. They were adopted by the VCC and will begin implementation immediately. There is a schedule for fines for violators.

- b. Recreation Center/Pool Operation Update

- Closing Schedule: Saturday, September 8<sup>th</sup> is the last day to swim and the pool will be drained on Sunday, September 9<sup>th</sup>. Following discussion, the pool will remain open through the 9<sup>th</sup>. Mr. Walker said there was a request to have a pet day at the pool on the last day. He said it was recommended by the Pool Operator to not have this event due to the expense of cleaning the pool and filters. Mr. Walker recommends not doing it this year, but can look into it for next year.

- c. Landscape Maintenance Status and Review: Mr. Walker said we are doing standard landscape with less mowing as Fall approaches. He said the District owns the park and they are working on getting the transfer of park and access tracts turned over to the District for maintenance by October. Director Jarrett said weeds have been an issue in tracks and they are mobilizing crews to knock down the weeds.

- d. CCR's Operations

- Update on current activity
- First meeting of Ventana Community Covenants, Inc.: Mr. Walker said the first meeting was held this morning at 9:30 a.m. and they are working

on getting the Committee organized to handle the Covenants, and architectural requests.

8. Legal Matters:

9. Financial Matters

- a. Review and Consider Adoption Bond Resolution of Bond Anticipation Notes totaling \$3,014,000.00 - President Bahr asked if there was any action needed by the Board. Mr. Susemihl suggested showing approval for the notes. Director Vorwaller moved to approve the bond anticipation notes totaling \$3,014,000.00; seconded by Director Michaelis. Motion passed unanimously.

10. Public Comment: The Board opened the discussion for public comment.

Jessica Coleman asked if it was possible to get the meeting minutes up on the website sooner since the most recent minutes online is from June. She said the park lights are not on trails and she is walking her dog in the dark. She asked about the proposal to switch the southern vacant lot to residential, and will they be a part of the community? She is concerned with the additional people and the gym size. President Bahr said it is zoned commercial and the City has objected to the switch and is wanting this District to pay \$800,000 towards a railroad crossing on Indiana Avenue to divert traffic away from the school. He said this District had already contributed money for that and as a District we are not in favor to impose this cost to the District and homeowners. President Bahr believes they will be a part of the community and they will contribute to the high costs of the community center. Ms. Coleman said she is concerned about the size and the additional people. President Bahr said she has valid concerns, but many people do not use the facilities. Christy Trehan said people do use the facilities, and it is already crowded. Ms. Coleman said her fence backs right up to it and wanted the information on the matter.

Christy Trehan said speeding by contractors continues to be an issue. President Bahr suggested discussing this after to see what can be done. Director Vorwaller suggested children at play signs. Director Michaelis said those signs have not helped. Director Jarrett recommends getting license plate numbers, and we can send them to the company. Director Michaelis said as far as speed limit and stop signs, they cannot be put up until construction is complete, but she has been reporting them to Brandon. Ms. Trehan asked if the notice for the meetings can be at the clubhouse because she does not check the website. President Bahr said the meetings are recurring every month at the same time. Ms. Trehan wants a bulletin board for it to be posted. Ms. Hardekopf confirmed that per State regulations it must be posted in 3 places in the District. The Board explained the VCC had their first meeting this morning and during it they voted to open it to the public.

Scott Reif said that residents are speeding as well as the contractors. He said kids are playing while they are speeding. President Bahr asked if anyone has reached out to Fountain Police Department since they are the ones to enforce this. Mr. Reif said he did and they didn't come sit out and watch for them. Mr. Walker explained the District does not own the streets, so Fountain PD would have the responsibility to enforce.

Brittany Bruno said she has 2 children with special needs. She said it is easy for them to walk out of the house so she has to be on high alert with speeding issues.

Ms. Bruno asked the Board to explain the \$3 Million bond. President Bahr explained that when a District like this is formed for covenant enforcement and for parks and public improvements such as sewer mains, Bond anticipation notes fund those improvements. Ms. Bruno asked if she can use these meetings to voice what she feels needs to be improved. President Bahr said yes, she can make suggestions. Ms. Bruno said the playground does not have enough mulch or it is not set low enough. She said it makes it difficult to get on the swing set and they are way too high. Mr. Walker said we will make sure that gets fixed. Director Michaelis thinks it has been fixed but may need to be refilled. Mr. Walker told the members of the public that they can call the office anytime.

Ms. Bruno asked how often they are coming to spray for mosquitos. Ms. Coleman said they come out every Monday between 2 a.m. and 4 a.m. Ms. Bruno said they didn't know that was a retention area until the storm and now it is always flooded and the bugs are horrendous. She said we cannot sit outside to enjoy it and didn't know that was a retention pond area. President Bahr asked if water is standing for more than a day at a time. Ms. Bruno said yes. Mr. Walker said it is supposed to be released within 72 hours. Mr. Walker said when the District takes it over we can try to add to it as a maintenance issue. Ms. Bruno asked who pays for the bond anticipation note. President Bahr said it would not increase taxes for the homeowners and the funds come from developers and taxes received. Taxes would not be affected by that. President Bahr said the mill levy was set in the past. Mr. Walker said it will be a longer payout period but would not affect the current taxes.

Director Michaelis discussed trashcans and garage doors in the Covenants. She asked why they have to keep garage doors closed. Mr. Walker said it is a standard thing and is meant to lower the risk of theft and for curb appeal. Director Michaelis asked about the City meeting tonight and what the chances are of the land going commercial vs residential. She asked if the Board thought it would be decided tonight. Director Jarrett said he thinks they are withdrawing the presentation and it may be moved to the next meeting. He said there would be discussion with opinions presented, but no decision made tonight. President Bahr said it is zoned for industrial, and he thinks it is better off being houses for the community versus it being industrial and manufacturing. Ms. Trehan asked if it would be apartments or townhomes. President Bahr said it will be houses. Ms. Bruno asked about fees they pay now and is there a percentage of it being raised or increased. Mr. Walker said the cap is \$540 per year and that is in the new service plan that hasn't been adopted. He said this Board is not going to have it go over \$45/month for the rec center fee and \$15 is for trash. The District negotiates the price with the trash company. Ms. Coleman asked about trash cans being damaged during hail. Ms. Hardekopf said the trash issues can be handled by her or with the district manager. Ms. Bruno asked about the weed removal. Director Jarrett said that until the tracts are turned over it is the developer's responsibility. He said they have been contacted to take care of those areas and they will be addressed.

## 11. Other Business

Next Regular Meeting Date: October 10, 2018 at 10:00 a.m.

12. Adjournment – President Bahr said he is excited about how the community is coming together. Director Vorwaller moved to adjourn; seconded by Director Michaelis. Meeting was adjourned at 10:50 a.m.

Respectfully submitted,

By: \_\_\_\_\_

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 5, 2018  
MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF  
DIRECTORS SIGNING BELOW:

\_\_\_\_\_  
Brian Bahr, President

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Bruce Peele, Secretary/ Treasurer

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Rich Vorwaller, Director

\_\_\_\_\_  
Patrick Jarrett, Director

\_\_\_\_\_  
Amanda Michaelis, Director

# Ventana Metropolitan District

## September 5, 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.
Jessica Coleman	7239 Thorne		<input checked="" type="checkbox"/>
John + Lishi Trahan	7345 Primavera Ln.		<input checked="" type="checkbox"/>
Fori Hany Bruno	10788 Hidden Prairie	321-431-6619	<input checked="" type="checkbox"/>
Scott Reif	7368 Benecia Dr	915-443-2618	<input checked="" type="checkbox"/>
Aubra Zaleski	10717 Hidden Prairie	850 619-5607	<input type="checkbox"/>
Chris + Heather Nelson	7360 Primavera Ln		<input checked="" type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>