

VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

Monday, October 16, 2023 – 6:00 p.m.

11007 Hidden Prairie Parkway

Fountain, CO 80817

**** Please join the meeting from your computer, tablet or smartphone****

<https://video.cloudoffice.avaya.com/join/728897121>

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United States: +1 (213) 463-4500

Access Code: 728897121

Board of Director	Title	Term
Eric Farrar	President	May 2025
Christina Sparks	Vice President	May 2025
Michael Laurencelle	Treasurer/ Secretary	May 2025
Mick Schuhmacher	Assistant Secretary	May 2027
Rich Vorwaller	Assistant Secretary	May 2027

Public invited to attend

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Public Comment (Limit to 3 minutes and for items not on the agenda)
5. Regular Business Items (These items are routine and may be approved by one motion. There will be no separate discussion of these items unless requested, in which event the item will be heard immediately)
 - a. Approval of the Board Meeting Minutes from September 18, 2023 (enclosure)
 - b. Approval of the Special Board Meeting Minutes from October 9, 2023 (enclosure)
6. Financial Matters
 - a. Approval of Payables for the Period ending October 16, 2023 (enclosure)

i.	General Fund –	\$	36,362.04
ii.	Bond Fund –	\$	<u>0.00</u>
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 (enclosure)
 - c. Discuss Draft 2024 Budget
7. Market Update/Construction/Operations

8. Legal Matters
 - a. Bond Update

9. District Management Matters & Report
 - a. Review Managers Report (enclosure)
 - b. Update on Recreation Center Operations – Kevin Whatley

10. General Business
 - a. Review and Consider Approval of Semi-Annual Playground Equipment Inspection

11. Adjourn
 - a. Next regularly scheduled Board Meeting is November 20, 2023, at 6:00 p.m., followed by the Annual Townhall Meeting at 7:00 p.m.





VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

Monday, September 18, 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 PM.
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 (Excused)

Mick Schuhmacher (Excused)

Also in attendance were:

Rebecca Harris, WSDM – District Managers

Heather Smith, WSDM – District Managers

Rylee DeLong, WSDM – District Managers

Kevin Whatley, Recreation Center

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

3. Approval of Agenda: President Farrar 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
 - a. Approval of Board Meeting Minutes from the August 21, 2023 Meeting: After review, Director Laurencelle moved to approve the August 21, 2023 Minutes; seconded by Director Sparks. Motion passed unanimously.

6. Financial Matters
 - a. Approval of Payables for the Period ending September 18, 2023: Ms. Smith presented the Payables. Ms. Smith requested the HBS trash service bill be enrolled in autopay to avoid potential late fees and she noted the Board will still review the invoice monthly. Director Laurencelle moved to approve autopay for the HBS trash service bill; seconded by Director Sparks. Motion passed unanimously. The Board discussed a potential error with the Data Voice invoice, and Ms. Smith stated that she will investigate further. After review, President Farrar moved to approve the Payables with payment of the Data Voice invoice pending determination of validity; seconded Director Sparks. Motion passed unanimously.
 - i. General Fund – \$ 49,369.82
 - ii. Bond Fund – \$ _____
 - iii. TOTAL – \$ 49,369.82
 - b. Acceptance of Unaudited Financial Statements as of August 31, 2023, and the Schedule of Cash Position Updated as of August 31, 2023: Ms. Smith presented the Unaudited Financial Statements and the schedule of cash position as of August 31, 2023. After review, Director Laurencelle moved to accept the Unaudited Financial Statements as presented; seconded by Director Sparks. Motion passed unanimously.
7. Market Update/Construction/Operations: Ms. Harris reported that Filing 3 is pending City approval and Filing 2 is essentially completed. Filing 4 has not been submitted yet.
8. Legal Matters
 - a. Bond Update: Mrs. Harris provided an update on the bonds and schedule. The bond closing is anticipated for the second week of October.
9. District Management Matters & Report
 - a. Review Managers Report: Ms. Smith presented the Managers Report.
 - b. Update on Recreation Center Operations: Mr. Whatley provided an update on Recreation Center operations.
10. General Business
 - a. Review and Consider Applicant Appointment(s) to VCC: President Farrar moved to appoint Christina Sparks and Kevin Whatley to the VCC Board; seconded by Director Laurencelle. Motion passed unanimously.
 - b. Review and Consider Approval of Trash & Recycling Service Contract: Ms. Smith presented the HBS Trash and Recycling Service Contract in brief. After review, Director Sparks moved to approve the HBS Trash and Recycling Service Contract; seconded by Director Laurencelle. Motion passed unanimously.
 - c. Discuss Annual Townhall Meeting: Ms. Smith discussed the new statutory Annual Townhall Meeting requirement. Director Laurencelle moved to schedule the Townhall meeting for November 20, 2023 at 7:00 p.m., following the Board meeting and Budget Hearing at 6:00 PM; seconded by Director Sparks. Motion passed unanimously.
 - d. Discuss Preliminary Assessed Valuation Analysis: Ms. Smith presented an analysis on the District's preliminary assessed valuations and the anticipated increase in tax revenue. Mr. Susemihl discussed Proposition HH, which would reduce the assessed valuations while eliminating TABOR, if it passes in November.
 - e. Review and Discuss Potential 2024 Maintenance & Improvement Projects: Ms. Smith and the Board discussed the pending maintenance and improvement projects and project funding priorities for 2024.

11. Executive Session

- a. Discuss Personnel Investigation: President Farrar moved to enter Executive Session for the purpose of discussing personnel investigation pursuant to §24-6-402(4)(c)(f) C.R.S.; seconded by Director Sparks. Motion passed unanimously at 7:41 PM. President Farrar moved to exit the Executive Session pursuant to §24-6-402(4)(c)(f) C.R.S.; seconded by Director Sparks. Motion passed unanimously at 7:47 PM.

12. Adjournment: Director Sparks moved to adjourn the meeting at 7:48 PM; seconded by President Farrar. Motion passed unanimously.

- a. Next regularly scheduled meeting is October 16, 2023, at 6:00 PM.

Respectfully submitted,

By:

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 18, 2023 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Eric Farrar, President

Christina Sparks, Vice President

Michael Laurencelle, Treasurer

Mick Schuhmacher, Assistant Secretary

Rich Vorwaller, Assistant Secretary





VENTANA METROPOLITAN DISTRICT

Special Board Meeting
Monday, October 9, 2023 – 1:00 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 1:00 PM.
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
Kevin Walker, WSDM – District Managers
Pete Susemihl; Susemihl, McDermott, & Downie, P.C.
Kyle Thomas, DA Davidson
Andrew Wheeler, DA Davidson
Kim Reed, Bond Counsel

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda as written; seconded by Director Sparks. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Review and consider ratification of the Bond Purchase Agreement: Ms. Reed discussed the ratification of the Bond Purchase Agreement. The change reflects that only the Series 2023A bond was sold. Mr. Thomas with DA Davidson provided a summary of the outstanding debt and Series

2023 Bonds. President Farrar moved to ratify the Bond Purchase Agreement; seconded by Director Vorwaller. Motion passed unanimously.

6. Review and consider the adoption of A Resolution of the Board Of Directors Of Ventana Metropolitan District Authorizing The Assignment Of Reimbursement Agreements: Mr. Walker presented the Resolution. Director Schuhmacher moved to adopt the Resolution of the Board Of Directors Of Ventana Metropolitan District Authorizing The Assignment Of Reimbursement Agreements; seconded by Director Sparks. Motion passed unanimously.
7. Review and Consider the adoption of A Resolution Ratifying The Issuance By Ventana Metropolitan District, In The City Of Fountain, El Paso County, Colorado, Of Its Bond Anticipation Notes, Series 2018, In A Total Principal Amount Of \$3,014,000 And All Action Heretofore Taken In Connection Therewith: Ms. Reed presented the Resolution. President Farrar moved to adopt the Resolution Ratifying The Issuance By Ventana Metropolitan District, In The City Of Fountain, El Paso County, Colorado, Of Its Bond Anticipation Notes, Series 2018, In A Total Principal Amount Of \$3,014,000 And All Action Heretofore Taken In Connection Therewith; seconded by Director Schuhmacher. Motion passed unanimously.
8. Review and Consider adoption of A Resolution Authorizing The Issuance By Ventana Metropolitan District, In The City Of Fountain, El Paso County, Colorado, Of Its Limited Tax General Obligation Refunding And Improvement Bonds, Series 2023a, And Subordinate Limited Tax General Obligation Refunding Bonds, Series 2023b, For The Purpose Of Refunding Outstanding Obligations Of The District, Financing Or Reimbursing The Costs Of Certain Public Improvements, Funding A Deposit To The Reserve Fund For And Capitalized Interest On The Series 2023a Bonds And Paying The Costs Of Issuance Of The Bonds; Authorizing The Execution Of An Indenture Of Trust (Senior), And An Indenture Of Trust (Subordinate); And Approving Other Documents Relating To The Bonds: Ms. Reed presented the Resolution. The Board requested the discharge statement in section 17 of the Indenture be added to the Provision. President Farrar moved to adopt the Resolution Authorizing The Issuance By Ventana Metropolitan District, In The City Of Fountain, El Paso County, Colorado, Of Its Limited Tax General Obligation Refunding And Improvement Bonds, Series 2023a, And Subordinate Limited Tax General Obligation Refunding Bonds, Series 2023b, For The Purpose Of Refunding Outstanding Obligations Of The District, Financing Or Reimbursing The Costs Of Certain Public Improvements, Funding A Deposit To The Reserve Fund For And Capitalized Interest On The Series 2023a Bonds And Paying The Costs Of Issuance Of The Bonds; Authorizing The Execution Of An Indenture Of Trust (Senior), And An Indenture Of Trust (Subordinate); And Approving Other Documents Relating To The Bonds, pending the reference being added in as requested; seconded by Director Sparks. Motion passed unanimously.

Mr. Walker requested the Board authorize Municap to provide a third-party opinion on the appropriateness of the interest rate on the third-party bond. Any fees will be paid from the cost of issuance. Director Schuhmacher moved to approve Municap to provide a third-party verification of the interest rate; seconded by President Farrar. Motion passed unanimously.

Ms. Reed discussed the closing process that is scheduled for October 19, 2023.

9. Adjourn: Director Schuhmacher moved to adjourn at 1:30 p.m.; seconded by Director Sparks. Motion passed unanimously.
 - a. The next regular scheduled meeting is October 16, 2023, at 6:00 p.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 9, 2023 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Eric Farrar, President

Christina Sparks, Vice President

Michael Laurencelle, Treasurer

Mick Schuhmacher, Assistant Secretary

Rich Vorwaller, Assistant Secretary



Ventana Metropolitan District
PAYMENT REQUEST
10/16/2023
GENERAL FUND ACCOUNT

Company	Invoice	Date		Comments
Black Hills Energy	5322274450	10/2/2023	1,282.87	Auto Pay
Cintas	9221834102	5/1/2023	140.00	
Cintas	9225945965	6/1/2023	140.00	
Cintas	9233695638	8/1/2023	140.00	
Cintas	9237934676	9/1/2023	140.00	
Cintas	8406470244	9/30/2023	140.00	
City of Fountain Utilities	10005472-02	9/15/2023	5,806.29	Auto Pay - Rec
City of Fountain Utilities	10005630-03	9/15/2023	214.85	Auto Pay - Park
City of Fountain Utilities	10005686-02	9/15/2023	841.09	Auto Pay - Tract
City of Fountain Utilities	10006794-01	9/15/2023	659.62	Auto Pay - Tract
City of Fountain Utilities	10006795-00	9/15/2023	24.39	Auto Pay - Tract
Colorado Interactive	14068694	8/31/2023	400.00	
				Offset Invoice with Credit
Colorado Springs Cleaning Supplies	92570	8/18/2023	256.57	
Colorado Springs Cleaning Supplies	92776	9/21/2023	242.17	
Colorado Springs Cleaning Supplies	92776-1	9/29/2023	81.03	
Comcast	849790010058248	10/2/2023	376.34	Auto Pay
HBS	FR3542923	9/30/2023	7,740.17	
Signal 88, LLC	3671774	9/1/2023	816.79	
Susemihl, McDermott & Downie, P.C	35617	9/30/2023	1,637.43	
Weisburg Landscape Maintenance	51906	9/30/2023	4,420.00	
Weisburg Landscape Maintenance	52001	9/25/2023	140.00	
Weisburg Landscape Maintenance	52043	9/30/2023	2,673.25	
Weisburg Landscape Maintenance	52085	9/30/2023	120.00	
Weisburg Landscape Maintenance	52086	9/30/2025	423.00	
WSDM District Managers	7710	9/30/2023	7,506.18	
TOTAL			\$ 36,362.04	



Ventana Metropolitan District

Balance Sheet

10/10/23

As of September 30, 2023

Accrual Basis

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1105 · Eastern Colorado Bank -Checking	345,000.42
1106 · Eastern Colorado Bank - Savings	268,659.07
1110 · Kirkpatrick Bank	41.32
Total Checking/Savings	613,700.81
Accounts Receivable	
1-1230 · Property Taxes Receivable	441.64
Total Accounts Receivable	441.64
Other Current Assets	
1310 · Due from Developer	32,741.59
1390 · Undeposited Funds	1,004.85
Total Other Current Assets	33,746.44
Total Current Assets	647,888.89
Fixed Assets	
Property and Equipment	
Community Improvements	7,368,932.95
Total Property and Equipment	7,368,932.95
1505 · Parks	1,500,000.00
1510 · Pool	732,344.00
1540 · Accumulated Depreciation	-246,780.00
Total Fixed Assets	9,354,496.95
TOTAL ASSETS	10,002,385.84
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	37,955.90
Total Accounts Payable	37,955.90
Other Current Liabilities	
2022 · Deferred Property Tax Revenue	441.64
2030 · Interest Payable	364,163.00
2035 · Interest Payalbe OPRIC	714,192.00
2100 · Payroll Liabilities	2,557.43
2110 · Direct Deposit Liabilities	185.89
Total Other Current Liabilities	1,081,539.96
Total Current Liabilities	1,119,495.86
Long Term Liabilities	
Accrued Interest OPRIC	862,371.19
Advances from OPRIC	738,692.00
Bonds Payable - CH Metrobonds	11,373,071.39
Total Long Term Liabilities	12,974,134.58
Total Liabilities	14,093,630.44

Ventana Metropolitan District
Balance Sheet
As of September 30, 2023

	<u>Sep 30, 23</u>
Equity	
3000 · Opening Balance Equity	24,298.52
3910 · Retained Earnings	-4,528,008.16
Net Income	412,465.04
Total Equity	<u>-4,091,244.60</u>
TOTAL LIABILITIES & EQUITY	<u><u>10,002,385.84</u></u>

Ventana Metropolitan District Profit & Loss Budget vs. Actual January through September 2023

	TOTAL				
	Sep 23	Jan - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
1-100 · General Fund Income					
1-1000 · Late Fee	242.51	1,762.03			
1-1100 · Recreation Center Dues					
1-1105 · Ventana Residents	10,511.61	188,025.13	200,000.00	-11,974.87	94.01%
Total 1-1100 · Recreation Center Dues	10,511.61	188,025.13	200,000.00	-11,974.87	94.01%
1-1200 · Trash Service	1,352.67	55,697.80	90,000.00	-34,302.20	61.89%
1-1300 · Rental Security Deposit	0.00	0.00	2,000.00	-2,000.00	0.0%
1-1310 · Permit Use Fee	0.00	110.00			
1-1401 · Treasurer Tax Income					
1-1400 · Current - O&M	0.00	97,711.95	97,829.70	-117.75	99.88%
1-1500 · Specific Ownership - O&M	990.30	6,748.30	6,848.08	-99.78	98.54%
1-1520 · Delinquent Int - O&M	0.00	7.41			
Total 1-1401 · Treasurer Tax Income	990.30	104,467.66	104,677.78	-210.12	99.8%
1-1600 · Park Fee Advance	0.00	12,060.00			
1-180 · Covenant Violation Fine	0.00	270.00			
Total 1-100 · General Fund Income	13,097.09	362,392.62	396,677.78	-34,285.16	91.36%
2-100 · Debt Service Fund Income					
Treasurer Taxes					
2-1000 · Current- Debt	0.00	396,433.24	396,787.48	-354.24	99.91%
2-1200 · Specific Ownership - Debt	4,016.57	27,370.45	27,775.12	-404.67	98.54%
2-1220 · Delinquent Int - Debt	0.00	30.04			
Total Treasurer Taxes	4,016.57	423,833.73	424,562.60	-728.87	99.83%
Total 2-100 · Debt Service Fund Income	4,016.57	423,833.73	424,562.60	-728.87	99.83%
3-100 · Capital Project Fund					
3-1300 · Park Permit Fee	0.00	21,816.04			
Total 3-100 · Capital Project Fund	0.00	21,816.04			
Total Income	17,113.66	808,042.39	821,240.38	-13,197.99	98.39%
Gross Profit	17,113.66	808,042.39	821,240.38	-13,197.99	98.39%
Expense					
1-200 · General Fund Expense					
1-1450 · O&M-Treasurer's Collection Fee	0.00	1,466.16	1,467.45	-1.29	99.91%
1-1700 · Audit	0.00	9,325.00	9,250.00	75.00	100.81%
1-1705 · Bank Fees	0.00	7.00			
1-1800 · Board Election	889.95	889.95	8,000.00	-7,110.05	11.12%
1-1900 · Copies & Postage	6.18	2,454.41			
1-2000 · Recreation Center					
1-2300 · Utilities	6,182.63	38,250.73	40,000.00	-1,749.27	95.63%
1-2305 · Security	816.79	7,351.11	14,000.00	-6,648.89	52.51%
1-2306 · Maintenance/ Repairs	2,478.78	10,588.54	10,000.00	588.54	105.89%
1-2310 · Supplies	603.20	4,143.07	4,000.00	143.07	103.58%
Total 1-2000 · Recreation Center	10,081.40	60,333.45	68,000.00	-7,666.55	88.73%

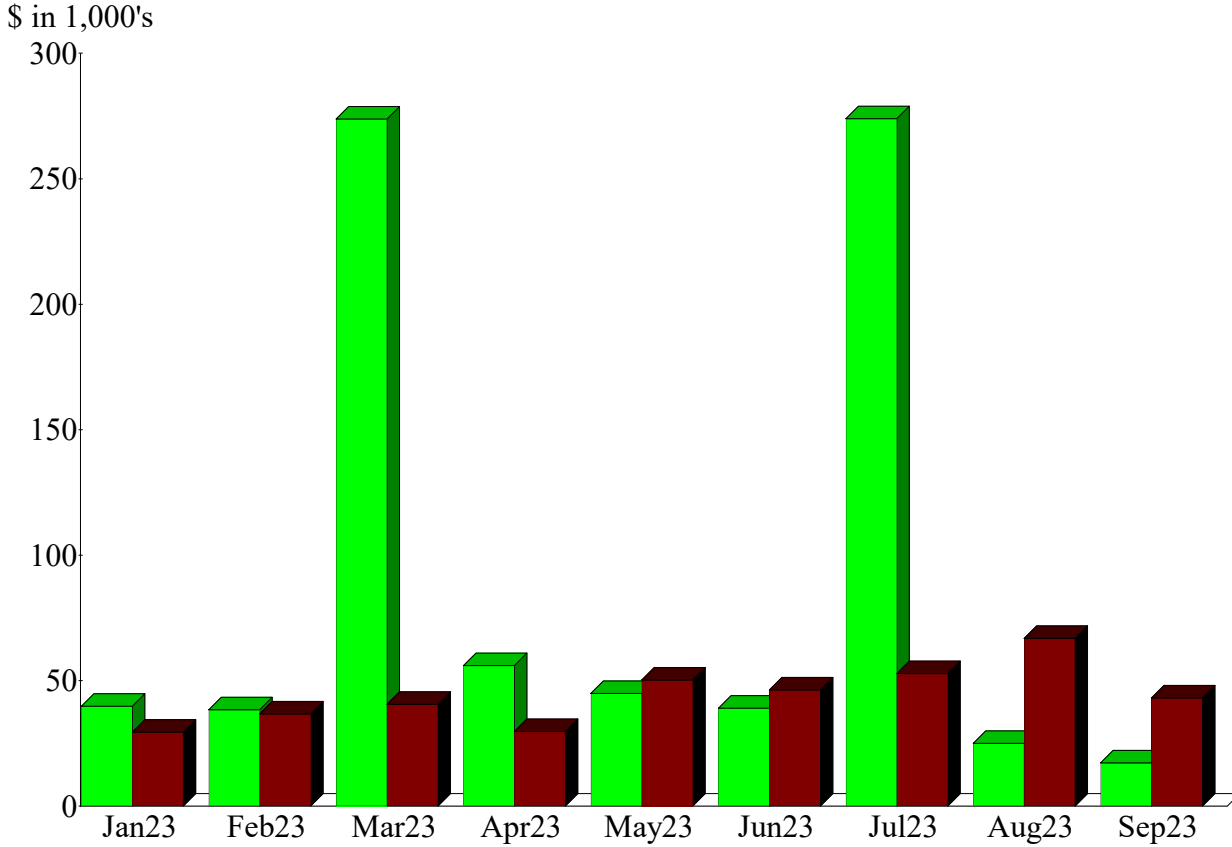
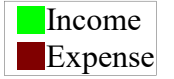
Ventana Metropolitan District

Profit & Loss Budget vs. Actual

January through September 2023

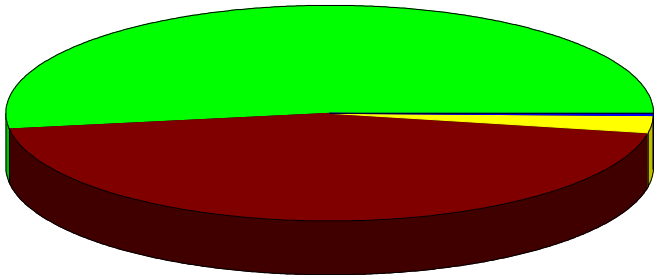
	TOTAL				
	Sep 23	Jan - Sep 23	Budget	\$ Over Budget	% of Budget
1-2001 · Pool Expense					
1-2010 · Season Start Up/ Finish	0.00	0.00	3,000.00	-3,000.00	0.0%
1-2020 · Chemicals	2,820.92	3,920.59	10,000.00	-6,079.41	39.21%
1-2040 · Water	0.00	295.00	250.00	45.00	118.0%
1-2050 · Repair/ Maintenance	-2,700.92	3,275.17	5,000.00	-1,724.83	65.5%
Total 1-2001 · Pool Expense	120.00	7,490.76	18,250.00	-10,759.24	41.05%
1-6160 · Dues and Subscriptions	0.00	1,237.50	1,000.00	237.50	123.75%
1-6180 · Insurance	0.00	-593.00	15,000.00	-15,593.00	-3.95%
1-6200 · Park/ Landscape					
1-6205 · Maintenance	8,016.25	70,474.50	85,000.00	-14,525.50	82.91%
1-6210 · Utilities	1,739.95	9,577.58	70,000.00	-60,422.42	13.68%
Total 1-6200 · Park/ Landscape	9,756.20	80,052.08	155,000.00	-74,947.92	51.65%
1-6240 · Miscellaneous	0.00	0.00	10,000.00	-10,000.00	0.0%
1-6490 · Office Supplies	165.00	1,445.57	8,000.00	-6,554.43	18.07%
1-6570 · Professional Fees					
1-2500 · Trash Service	7,740.17	66,599.80	65,000.00	1,599.80	102.46%
1-2701 · District Management	4,200.00	36,552.10	54,000.00	-17,447.90	67.69%
1-2705 · VCC - Covenant Enforcement	3,300.00	26,458.50	36,000.00	-9,541.50	73.5%
1-6572 · Legal Fees	747.48	10,521.05	15,000.00	-4,478.95	70.14%
1-6573 · Engineering O&M	0.00	95.00			
Total 1-6570 · Professional Fees	15,987.65	140,226.45	170,000.00	-29,773.55	82.49%
1-6620 · Rental Security Deposit Refund	200.00	3,600.00	2,000.00	1,600.00	180.0%
6560 · Payroll Expenses	5,930.82	66,487.79	75,000.00	-8,512.21	88.65%
Total 1-200 · General Fund Expense	43,137.20	374,423.12	540,967.45	-166,544.33	69.21%
2-200 · Debt Service Expense					
Treasurer's Fee					
2-1050 · Debt-Treasurer's Collection Fee	0.00	5,946.58	5,951.81	-5.23	99.91%
Total Treasurer's Fee	0.00	5,946.58	5,951.81	-5.23	99.91%
2-6075 · Bond Expense					
Cost of Issuance	0.00	10,000.00	589,000.00	-579,000.00	1.7%
Paying Agent Fee	0.00	0.00	4,000.00	-4,000.00	0.0%
Total 2-6075 · Bond Expense	0.00	10,000.00	593,000.00	-583,000.00	1.69%
Total 2-200 · Debt Service Expense	0.00	15,946.58	598,951.81	-583,005.23	2.66%
3-200 · Capital Project Fund Expense					
2-6000 · Capital Improvements	0.00	5,671.75			
Total 3-200 · Capital Project Fund Expense	0.00	5,671.75			
Total Expense	43,137.20	396,041.45	1,139,919.26	-743,877.81	34.74%
Net Ordinary Income	-26,023.54	412,000.94	-318,678.88	730,679.82	-129.28%
Other Income/Expense					
Other Income					
2-7010 · Interest Income - Debt	165.51	464.10			
Total Other Income	165.51	464.10			
Net Other Income	165.51	464.10			
Net Income	-25,858.03	412,465.04	-318,678.88	731,143.92	-129.43%

Income and Expense by Month
January through September 2023



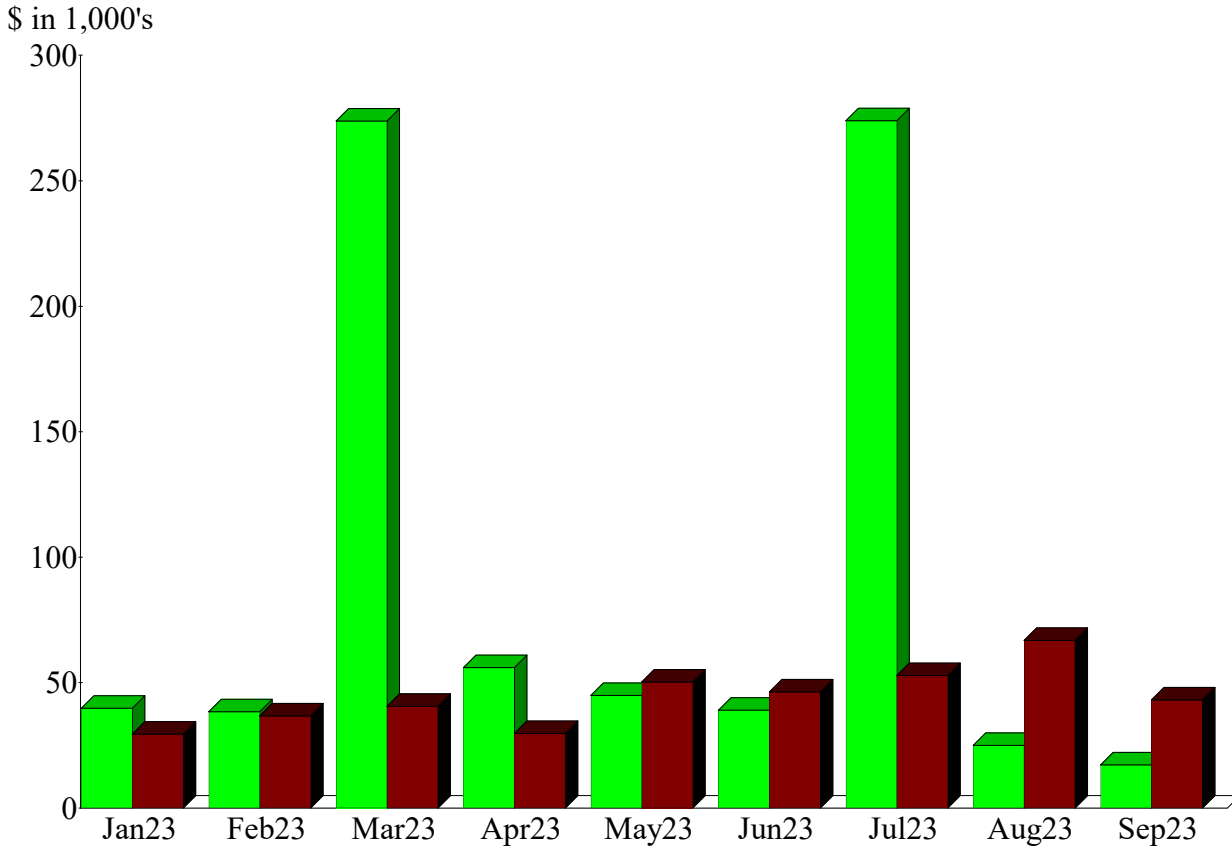
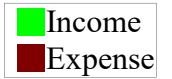
Income Summary
January through September 2023

2-100 · Debt Service Fund Income	52.42%
1-100 · General Fund Income	44.82
3-100 · Capital Project Fund	2.70
2-7010 · Interest Income - Debt	0.06
Total	\$808,506.49



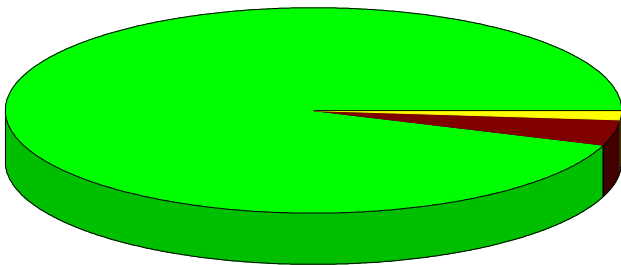
By Account

Income and Expense by Month
January through September 2023



Expense Summary
January through September 2023

1-200 · General Fund Expense	94.54%
2-200 · Debt Service Expense	4.03
3-200 · Capital Project Fund Expense	1.43
Total	\$396,041.45



By Account







MEMORANDUM

TO: VENTANA METROPOLITAN DISTRICT BOARD OF DIRECTORS
FROM: HEATHER SMITH
SUBJECT: MONTHLY MANAGERS REPORT FOR OCTOBER 16, 2023, MEETING
DATE: OCTOBER 12, 2023
CC: REBECCA HARRIS
KEVIN WALKER
BOARD PACKET

Management Matters:

- Billing Review:
 - All 4th Quarter Billing sent out (10/6/2023)
 - 0 Payment arrangement(s)
 - 10 Liens current to date
- Monthly newsletter went out 10/4/2023
- A new Resident survey was included in the October newsletter as discussed at the September Board Meeting. Results will be tabulated and sent to the Board prior to the November meeting.

Recreation Center Update:

- Damage was sustained during the winterization of the pool lines. We are working to evaluate the cause and repairs.
- The leak in the pool heater line has been repaired.

Landscape Maintenance Status/ Review:

- Weisburg and Management toured the community to identify areas of improvement for prioritization with the 2024 budget.

VCC Matters:

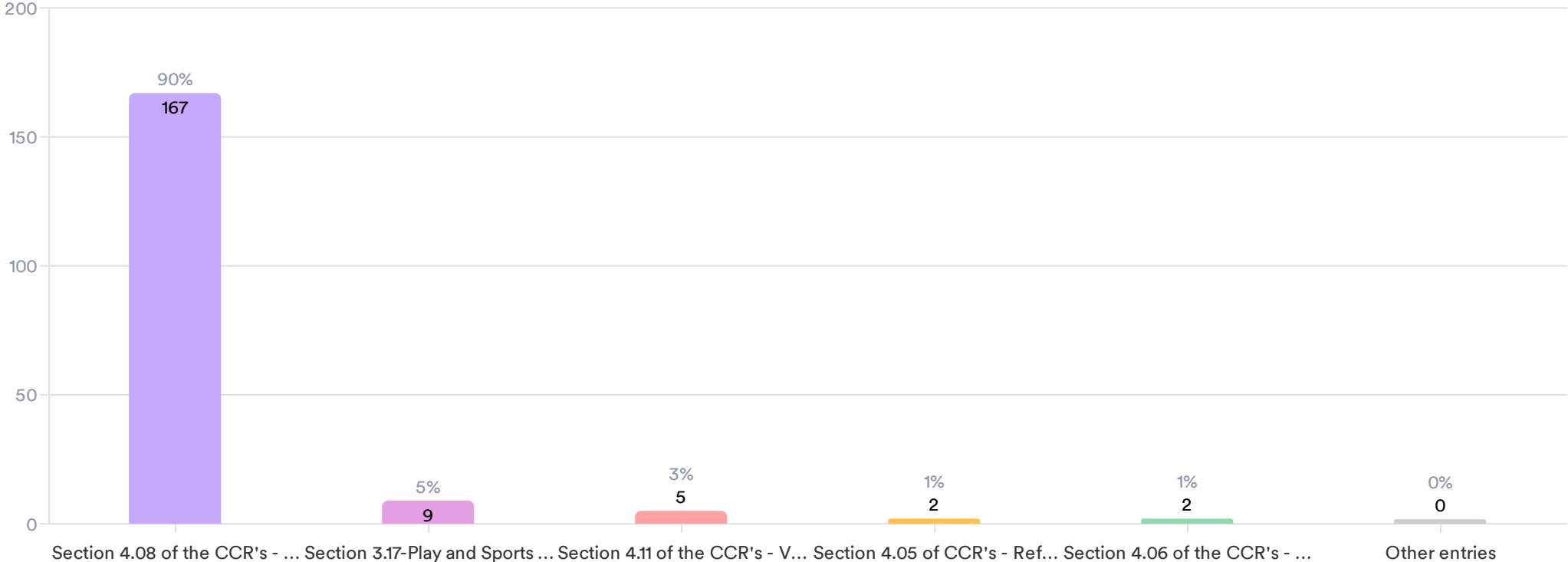
- Violation Highlights:
 - 185 Violations Issued (year-to-date 2023)
 - 90% Weeds & Lawn Care
 - 5% Play & Sport Equipment
 - 3% Parking
 - 1% Refuse & Unsightly
 - 1% Nuisance
- Architectural Submission Highlights:
 - 66 Applications Received (year-to-date 2023)
 - 32% Landscaping
 - 14% Shed
 - 14% Patio/ Arbor/ Deck
 - 11% Solar Panels

- 7% Detached Structure/ Building
- 21% Other
- 57 approved as submitted
- 7 approved with stipulations
- 2 denied

VMD Violation Tracker

Cited Violation:

185 Responses



Data	Response	%
Section 4.08 of the CCR's - Weeds. The entire area of every Lot on whic...	167	90%
Section 3.17-Play and Sports Equipment-All play structures and equipment...	9	5%
Section 4.11 of the CCR's - Vehicles. (a) Parking. A boat, trailer, camper (on...	5	3%
Section 4.05 of CCR's - Refuse. Unsightly objects or materials, including b...	2	1%
Section 4.06 of the CCR's - Nuisances. Noxious, hazardous or offensive a...	2	1%
Other entries	0	0%

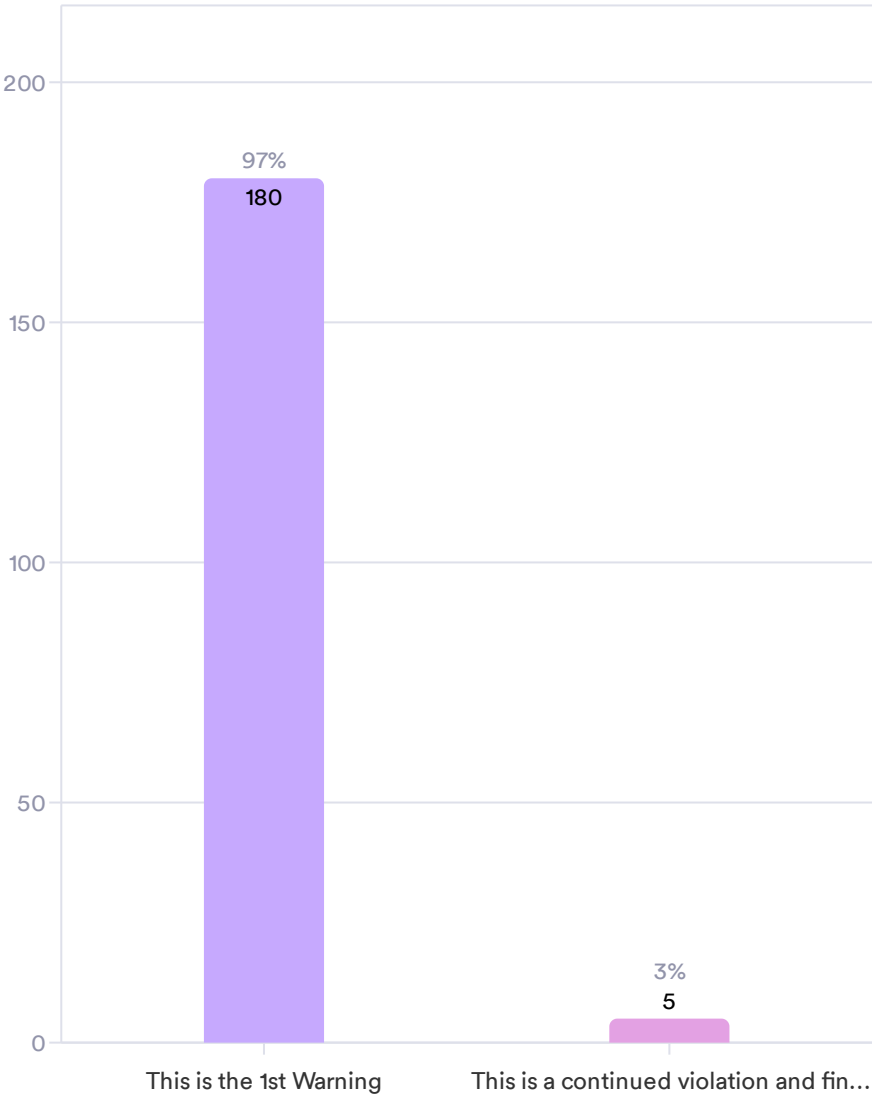
Details of Violation

185 Responses

Data	Responses
Please remove the weeds from your lot, including in rock beds, along fence lines, and between sidewalks and streets.	87
Please remove the weeds from your lot, including in rock beds, along fence lines, and between sidewalks and streets. Additionally, please contact the office with a plan to revive or replace your grass with sod or turf.	34
Please remove weeds from the front yard	16
Please remove the weeds from your lot, including fence lines, rock beds, and in the easement between sidewalks and streets.	10
Please take down basketball hoops when not in use.	3
Please remove the weeds from your lot	2
Trailers are prohibited from being parked on lots or streets in the district.	2
Please remove basketball hoop from the street	2
Please remove the weeds from your lot, including between sidewalks and streets, in rock beds, and along fences.	2
Please take down basketball hoop when not in use.	2
Please revive lawn in the front	2
Please remove weeds from front lawn	2
Please revive grass in front lawn	2

Level of Warning

185 Responses

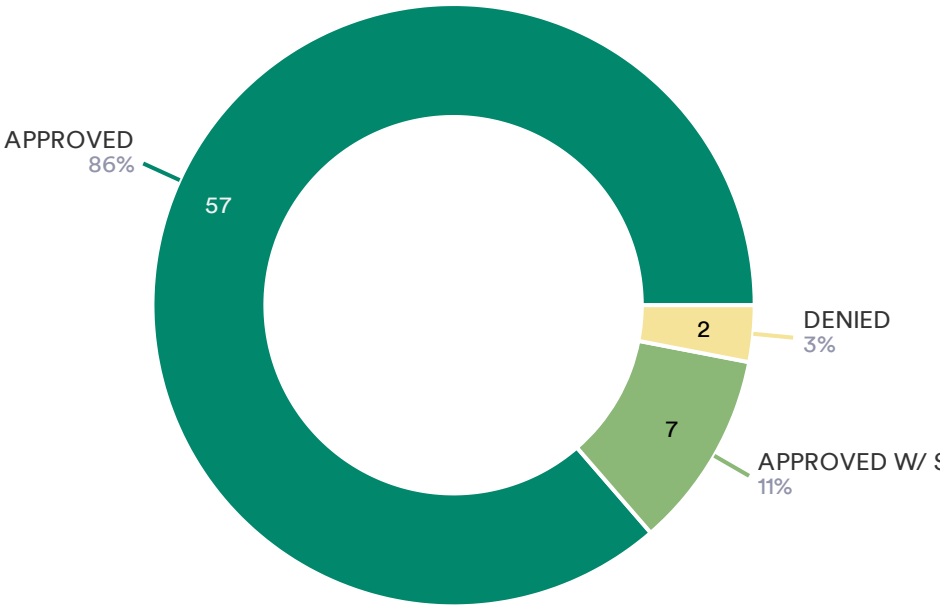


Ventana Metropolitan Architectural Submission/ Application Form

Approval/ Denial

66 Responses

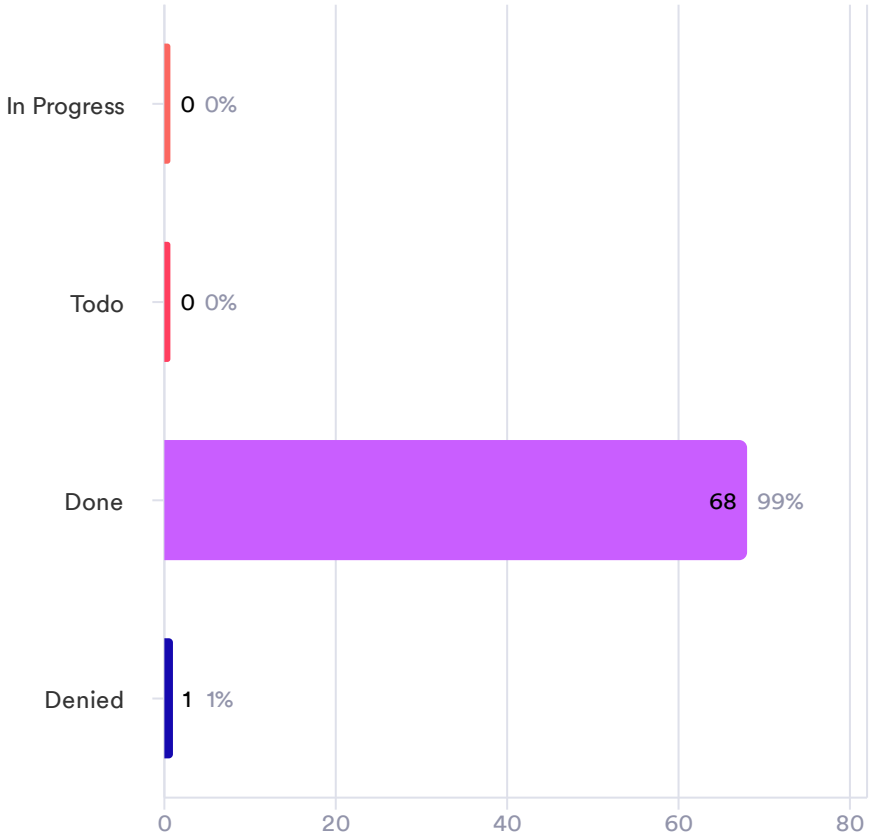
Data	Response	%
APPROVED	57	86%
APPROVED W/ STIPULATIONS	7	11%
DENIED W/ STIPUTLATIONS	0	0%
DENIED	2	3%



Current Status of Submissions

69 Responses

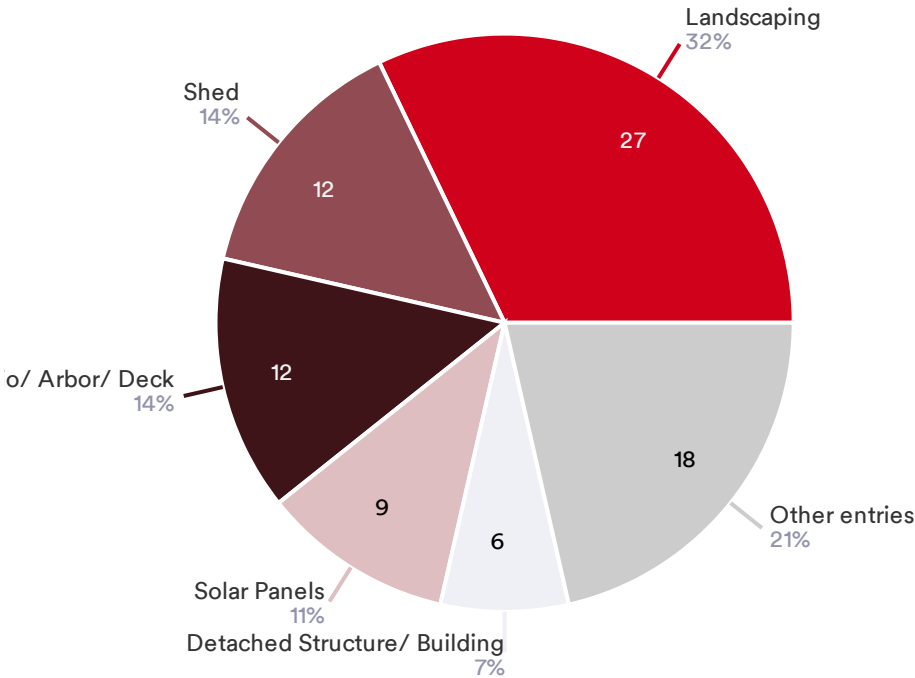
Data	Response	%
In Progress	0	0%
Todo	0	0%
Done	68	99%
Denied	1	1%



Ventana Metropolitan Architectural Submission/ Application Form

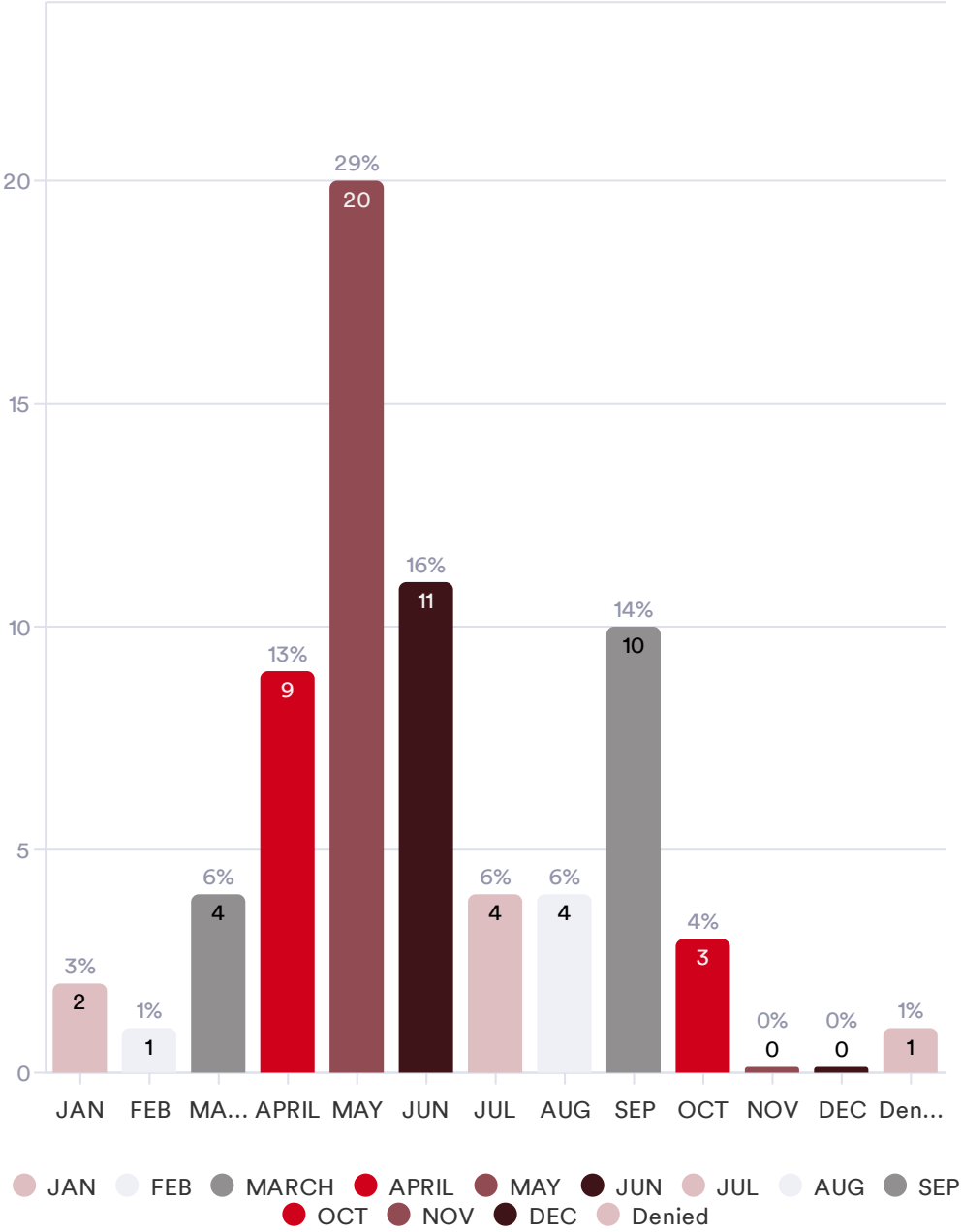
When submissions have been reviewed

Type of Improvement



Data	Response	%
Landscaping	27	32%
Shed	12	14%
Patio/ Arbor/ Deck	12	14%
Solar Panels	9	11%
Detached Structure/ Building	6	7%
Other entries	18	21%

69 Responses



● JAN
 ● FEB
 ● MARCH
 ● APRIL
 ● MAY
 ● JUN
 ● JUL
 ● AUG
 ● SEP
 ● OCT
 ● NOV
 ● DEC
 ● Denied





rmplaygroundservices.com

ROCKY MOUNTAIN PLAYGROUND SERVICES.

SERVICE CONTRACT

Customer Name: Ventana Metropolitan District
Billing Address: 614 N. Tejon St.
City/State/Zip: Colorado Springs/CO/80903

Site Address: 11007 Hidden Parkway
City/State/Zip: Fountain, CO 80817

Contact Name: Heather Smith
Phone #: (719) 639-2656
Email Address: heather.s@wsdistricts.co

DATE FOR SERVICES TO BEGIN: Fall 2023

Service Package

- 2 "Low Frequency" Inspections per year at **\$600.00 Per Inspection (\$1,200.00 Total)**

**** One inspection in the Fall and another in Spring****

SERVICES TO BE PROVIDED BY ROCKY MOUNTAIN PLAYGROUND SERVICES.

**(Herein referred to as "RMPS" or "Contractor")*

Depending on what service is requested (Audit/High Frequency/**Low Frequency**/Etc.), RMPS shall inspect and document the playground equipment and area twice per service year for a minimum of the following:

- The equipment has adequate protective surfacing under and around it and the surfacing materials have not deteriorated.
- There are no sharp points, corners or edges on the equipment.
- There are no missing or damaged protective caps or plugs.
- There are no trip hazards, such as exposed footings on anchoring devices and rocks, roots or any other obstacles in the play area.
- The equipment has no rust, rot, or cracks, especially in places where it comes in contact with the ground.
- There are no broken or missing components on the equipment (e.g. handrails, guardrails, protective barriers, steps or rungs on ladders).
- Check for any abnormal wearing of components
- There are no loose fastening devices, such as S-hooks on swings.
- The paint used on the playground equipment has not deteriorated as noted by peeling, cracking, chipping or chalking.
- All equipment is securely anchored.
- Site assessment for any direct safety concerns around the play area.
- There is no evidence of graffiti or vandalism on the playground.
- Safety Inspections will be conducted twice a year and will include an assessment of compliance with: ASTM F1487: Standard Consumer Safety Performance Specification for Playground Equipment and The United States Consumer Product Safety Commission Handbook for Public Playground Safety.
- A Complete inspection report, including any suggested repair/replacement of equipment or components and surfacing will be noted and provided to the property manager. A quote for repair/replacement services will be provided upon request from the property manager.

CONTRACT TERMS

This Service Contract is by and between Rocky Mountain Playground Services, Ltd. and Ventana Metro District and is effective when signed and dated by both parties.

Term:

This Service Contract shall be for a term of one year commencing at the date the Service Contract is signed and dated by both parties. The Service Contract will automatically renew for a 12 month term each year following the expiration of the initial one year term unless the Service Contract is terminated.

Termination:

Either party may terminate the Service Contract with or without cause upon providing the other party 30 day written notice at the respective address stated herein. In the event of termination of this Service Contract, the Contractor will be compensated for the actual services performed to the Client's reasonable satisfaction as of the date of termination.

Notices:

All notices, requests, demands, waivers, and other communications given as provided in this Service Contract will be in writing, and unless otherwise specifically provided in this Service Contract, will be deemed to have been given if delivered in person, or mailed by certified or registered mail, postage prepaid, and addressed to either party at the following addresses, unless either party changes its address by giving written notice to change to the other. The addresses for notice are:

Notice to Client:
Ventana Metro District
% WSDM District Managers
614 N. Tejon St.
Colorado Springs, CO 80903

Notice to Contractor:
Rocky Mountain Playground Services, Ltd.
c/o Keith Kroening
720 Austin Ave.
Erie, CO 80516

Qualifications:

Contractor represents that it is fully qualified and licensed, to the extent necessary, to do business in the vicinity, has the requisite expertise, skill and capability to perform the services in the manner contemplated by this Service Contract, and that it shall maintain the requisite skilled employees and other workers, materials, equipment and tools necessary to perform the Services as and when required under this Service Contract.

Costs and Attorney Fees:

In the event any action, suit or other proceeding is instituted to remedy, prevent or obtain relief from a breach of this agreement, or arising out of a breach of this agreement, the prevailing party shall recover all of such party's attorney fees incurred in each and every such action, suit, or other proceeding, including any and all appeals or petitions.

Governing Law.

The validity, meaning, and effect of this Service Contract will be determined pursuant to the law of the State of Colorado applicable to agreements made and to be performed in the State of Colorado.

Successors and Assigns:

This Service Contract shall insure to the benefit of and be binding upon any permitted successors and assigns of the parties hereto. This Service Contract shall not be assigned without the prior written consent of the other party.

Modification:

This Service Contract and any term as provided in this Service Contract may be modified, amended, discharged, changed, or waived only in writing signed by both parties.

Entire Agreement:

This Service Contract constitutes the entire agreement of the parties and supersedes all previous agreements, written or oral, between parties. No statement, promise, or inducement made by either party, or the agent of a party, either written or oral, which is not provided in this agreement is binding upon that party.

Counterparts:

This Service Contract may be signed in two or more counterparts, each of which will be deemed an original agreement, but all of which together will constitute one and the same document.

Authority to Bind:

Each party signing this contract represents it has full legal power, authority and right to execute, deliver, and perform its obligations under this contract and each party's performance hereunder and the transactions contemplated hereby have been duly authorized by all requisite actions on the part of such party and no remaining action is required to make this contract binding.

Payment No Release:

No payment under this agreement shall be deemed to operate as acceptance of services or admission that Contractor has satisfactorily performed the pertinent services.

Independent Contractor:

Contractor is an independent contractor and, as such, shall be responsible for compliance with the provisions of all applicable State and/or Federal Social Security, Unemployment Compensation, Workmen's Compensation, Sales and Use Tax, Withholding Tax and other tax laws now or hereafter in effect and shall pay all taxes, contributions and premiums required thereunder.

Payment for services:

As consideration for the services outlined in this contract, Client agrees to pay RMPS, within 30 days from the date of invoice for said services. Any payments which are not received by the stated terms will be charged a 2% per month late charge beginning from due date and continuing until paid in full. Any amount which becomes 60 days past due will force collections and the client will be responsible for any legal fees incurred or any other costs incurred in an attempt to collect the debt.

Insurance & Liabilities:

Contractor shall, in a manner satisfactory to Client, maintain at its own expense insurance coverage including worker's compensation and employer's liability, comprehensive general liability, and any insurance coverage as may be required under Colorado law.

Guarantee:

Contractor agrees to perform all services in a workmanlike manner and will not perform services or act in any way which is illegal or violates any state guidelines or city or county ordinances.

By signing below, Client agrees to and understands all the terms and conditions outlined in this contract "Services to Be Provided" section and Clients date becomes the mutual execution date of the Service Contract.

Rocky Mountain Playground Services:

By: *Keith Kroening* Title: *General Manager, CPSI*

Date: *9/29/2023*

Ventana Metro District:

By:_____ Title:_____

Date:_____