

## VENTANA METROPOLITAN DISTRICT

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

**Wednesday, April 14, 2021 – 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

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

<https://global.gotomeeting.com/join/622480501>

You can also dial in using your phone.

United States: +1 (646) 749-3129

Access Code: 622-480-501

**Public invited to attend**

### AGENDA

1. Call to order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. 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 Board Meeting Minutes from the March 10, 2021 Meeting (attached)
  - b. Approval of Payables for the Period ending March 3, 2021 (attached)

• General Fund –	\$	18,263.70
• Bond Fund –	\$	-
• <b>TOTAL –</b>	<b>\$</b>	<b>18,263.70</b>
  - c. Acceptance of Unaudited Financial Statements as of March 31, 2021 and the schedule of cash position updated as of March 31, 2021 (attached)
5. Market Update/Construction/Operations

6. District Management Matters
  - a. Manager's Report with COVID-19 updates (attached)
  - b. Food Trucks – April Schedule: No Foods Trucks License expires May
  - c. Billing
    - April 6, 2021 bills were sent for 2<sup>nd</sup> QRT
    - Community is built out
    - 23 liens filed to date (4 have been removed from original 15)
    - Reminder Letters will be sent on 5/3/2021
    - Collection Letters will be sent on 6/2/2021

7. Legal Matters

8. Financial Matters

- a. Bond issuance update

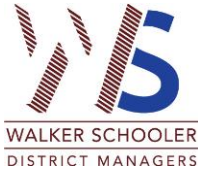
9. Public Comment and Public Sign-In Attendance Sheet  
(Limited to 3 minutes and only for items not on the agenda)

10. Other Business:

Next Regular Meeting Date – 10:00 AM on May 12, 2021

11. Adjourn





## VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

Via video and telephone conference

**Wednesday, March 10, 2021 – 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 10:03 A.M.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Hardekopf confirmed a quorum. All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl. Director Herzberg was excused late for this meeting.

Directors in attendance were:

Patrick Jarrett  
Bruce Peele  
Richard Vorwaller  
Brian Bahr  
Jennifer Herzberg

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers  
Kevin Walker, Walker Schooler District Managers  
Riley Walker, Walker Schooler District Managers  
Pete Susemihl, Susemihl, McDermott & Downie, P.C.  
Members of the Public

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda as presented; seconded by Director Jarrett. Motion passed unanimously.
4. Regular Business Items:
  - a. Approval of Board Meeting Minutes from the February 10, 2021 Meeting
  - b. Approval of Payables for the Period ending March 3, 2021

• General Fund –	\$	27,259.89
• Bond Fund –	\$	-
• <b>TOTAL –</b>	<b>\$</b>	<b>27,259.89</b>

Acceptance of Unaudited Financial Statements as of February 28, 2021 and the schedule of cash position updated as of February 28, 2021

President Bahr moved to approve the Regular Business Items as presented; seconded by Director Herzberg. Motion passed unanimously.

5. Market Update/Construction/Operations: Director Jarrett reported there are no active operations within Ventana. Ventana South passed the Planning Commission last week and they will go before City Council in April.

6. District Management Matters

- a. Manager's Report with COVID-19 updates: Ms. Hardekopf presented the District Management Report. The newsletter was distributed for March and there have been no complaints. A comment was submitted regarding dirt bikes riding on the trails in the park, and a request to add signage along the trail that says, "no motorized vehicles allowed". The Board suggested reaching out to the City of Fountain Code Enforcement. Ms. Hardekopf discussed the Rec Center and noted they are interviewing candidates for the aquatic facility manager position. The Rec Center capacity remains at 50% which is 9 people at a time.

Mr. Riley Walker discussed the proposals for the pool mechanical room repairs and noted he is still waiting for the proposal from the company that was contracted to open and manage the pool. The proposal from Front Range is \$1,137 for repairs to the pool mechanical room. The Board would like to see the second proposal for comparison.

Ms. Hardekopf discussed VCC matters and noted she received a letter of interest for the open Board position. 17 violations were issued as of today with 4 of them remain open and receiving fines. Ms. Hardekopf reported that she continues to work on the price list of capital improvements.

- b. Food Trucks – February Schedule: No food trucks are scheduled.
- c. Billing: Director Herzberg suggested communicating with the residents about the auto-pay option. Ms. Hardekopf will get a note added to the newsletter, billing statements, and website.
  - January 6, 2021 bills were sent for 1<sup>st</sup> QRT
  - 379 Residences as of 3/3/2021
  - 15 liens filed.
  - 134 Reminder Letters sent on 2/3/2021
  - 49 Collection Letters sent on 3/2/2021

7. Legal Matters: Mr. Susemihl reported he is working on the bond issue that will be discussed later in the meeting.

8. Financial Matters:

- a. Bond issuance update: Mr. Kevin Walker reported they received comments back on the Service Plan Amendment from the City of Fountain a month late. He has been working with Mr. Susemihl and bond counsel to respond back to the

comments. The comments are related to the City's belief that the District is not allowed to increase the mill levy to reflect changes in the assessed valuation based on the Gallagher Amendment. Bond Counsel, Mr. Susemihl and others who have reviewed the document seem to believe the City's position is not supportable. Mr. Walker noted they have gone back to the City and explained the language in the Service Plan has been the same since the beginning and requested clarification on their reasoning that the District is not allowed to do that. Secondarily, the City commented that they would like to cap the fees, but the District is obligated to maintain the property and is not able to raise enough tax money in operations and maintenance to maintain what they have approved. The District will request the flexibility to raise fees in the future if needed to maintain the property. Mr. Walker confirmed they are moving forward on the bond issuance and it is important to complete the issuance soon due to the low interest rate. The current interest rate on the debt is 8% so it would be optimal to refinance the current debt at the lower rate offered which is lower than 3%. Mr. Walker plans to start the bond process and work through the issues with the City simultaneously.

Mr. Walker discussed the Rezoning Hearing for Ventana South. A concept sketch was done by Challenger Homes on the expansion of facilities at the Rec Center. It includes a splash pad that would be added on the south side of the pool. The City will review the development plan based on the concept sketch. They are still working on the time frame and do not have a schedule yet. Mr. Walker noted they are also working closely with the developer on pocket parks and trails that are being planned within the District. Director Herzberg commented that the phase 1 trails seem to be an issue with some of the residents and requested clarification. She also asked if the Board will be managing Ventana South, and if the Board will be working with the HOA for the patio homes. Mr. Walker explained the Board will not manage the HOA. It will be a separate association that manages the private street in the South Ventana area. The Board will be managing Ventana South as it relates to District facilities and they will pay taxes into the District. Mr. Walker explained the issue around the trails and noted the trail system has changed and expanded as the filings have gone forward. The trail that has caused some issues has not been developed yet and is planned for Ventana South. The developer is responsible for building the trails and then turns them over to the District for maintenance. Mr. Walker noted the confusion and frustration is partly due to marketing plans that showed the trails as completed but they were contingent upon the future development of Ventana South. Director Herzberg suggested communicating with the residents and clarifying so that they understand.

9. Public Comment: Ms. Hardekopf opened the meeting for public comment. Mr. Farrar asked when the trails were taken off the development plans for filing 1 and moved to Ventana South filing. Director Jarrett explained the trails are included in the timing of development for the area south of the fence line. The trail is outside the fence line of Ventana as it exists today and due to the surrounding construction and grading of Ventana South the trail was going to be constructed with that development.

Mrs. Miller asked when residents can be a part of the Board. Ms. Hardekopf explained the next election will be in May 2022.

Mr. Laurencielle requested an update on installing a light by the mailboxes in Filing 6. Ms. Hardekopf explained that item is on the list of capital improvements that she is working to get proposals on.

Mr. Farrar asked about painting the fire hydrants and who is responsible for doing it. Mr. Walker explained the fire hydrants are owned by the City of Fountain and managed jointly by the fire department and water department. The District does not have authority to paint them. Mr. Walker said he will follow up with the water department and encouraged Mr. Farrar to contact them if he would like as well.

Mrs. Miller asked when the pool is scheduled to open and will the District be better prepared for scheduling options. Ms. Hardekopf explained the pool will be open on Memorial Day and closes on Labor Day. Due to COVID, outdoor pools are at 50% capacity so they will be offering an online reservation system.

Mr. Nelson asked how the mill levy was increased without a vote. Mr. Walker explained the Board has the authority and responsibility to establish the mill levy each year and the increase was a Gallagher adjustment. Mr. Walker explained the language in the State statute says if there is an adjustment in the assessed valuation that is controlled by the State and the Board is allowed to increase the mill levy passed the cap by that exact percentage. Mr. Nelson asked if Ventana South is a separate metro district. Mr. Walker explained the property is currently in the existing District and pays taxes within the District and will be a combined operation. Mr. Nelson stated on the ODP1 it said the trail would be completed upon completion of filing 1. The next thing it said was it would be completed before filing 4 and 5 were continued. He expressed concerns with it not being included and now possibly reducing in size. Mr. Walker explained that is a development plan issue that the developer and City are working on. The District has not been asked to comment on the design, location, or timing of the trails. Director Jarrett noted the concept from the original has not changed but he will review the most recent concept to confirm there are no changes to the access to the perimeter trail. Mr. Nelson asked Mr. Walker if they will be getting a new bid for landscaping. Mr. Walker confirmed they are not changing the landscaping this year until they can get the park back in shape since the current company completed the analysis on the dying grass. The District will get bids next year.

10. Other Business: Next Regular Meeting Date – 10:00 AM on April 14, 2021. The Board confirmed the next meeting date.

11. Adjournment: Director Vorwaller moved to adjourn the meeting at 10:42 a.m.; seconded by Director Peele. Motion passed unanimously.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL MARCH 10, 2021 MINUTES  
OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS  
SIGNING BELOW:

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Brian Bahr, President

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Bruce Peele, Secretary/ Treasurer

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Rich Vorwaller, Director

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Patrick Jarrett, Director

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Jennifer Herzberg, Director





**Ventana Metropolitan District**  
**PAYMENT REQUEST**  
4/14/2021  
**GENERAL FUND ACCOUNT**

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Black Hills Engergy	03/31/2021	3/31/2021	\$ 219.65		\$ 219.65	
City of Fountain Utilities	10006794-01	3/17/2021	\$ 51.23		\$ 51.23	
City of Fountain Utilities	10005472-02	3/17/2021	\$ 455.95		\$ 455.95	Auto Pay - Rec
City of Fountain Utilities	10005686-02	3/17/2021	\$ 51.23		\$ 51.23	
City of Fountain Utilities	10006795-00	3/17/2021	\$ 22.26		\$ 22.26	Auto Pay - Tract
City of Fountain Utilities	10005630-03	3/17/2021	\$ 129.96		\$ 129.96	Auto Pay - Park
Colorado Department of Revenue	L0500566752	9/30/2020	\$ 533.24		\$ 533.24	Auto Pay - Tract
Colorado Special District Prop & Liab	POL-0003853	4/5/2021	\$ 601.00		\$ 601.00	
Colorado Special District Prop & Liab	POL-0003853	4/5/2021	\$ 156.00		\$ 156.00	
Extreme Care LLC	32057	3/15/2021	\$ 265.00		\$ 265.00	
Mailing Services Inc	14944	3/9/2021	\$ 169.88		\$ 169.88	
Signal 88, LLC	3476403	4/3/2021	\$ 953.40		\$ 953.40	
Special District Association	SDA2021	2/9/2021	\$ 266.30		\$ 266.30	
Susemihl, McDermott & Downie, P.C	33335	3/31/2021	\$ 2,685.25		\$ 2,685.25	
Waste Connections of CO, Inc.	3830798	4/1/2021	\$ 4,979.00		\$ 4,979.00	
Waste Connections of CO, Inc.	3830799	4/1/2021	\$ 10.00		\$ 10.00	
Waste Connections of CO, Inc.	3830800	4/1/2021	\$ 15.00		\$ 15.00	
Waste Connections of CO, Inc.	3830803	4/1/2021	\$ 10.00		\$ 10.00	
Waste Connections of CO, Inc.	3830802	4/1/2021	\$ 10.00		\$ 10.00	
We Make it Shine Ltd	21-03	4/7/2021	\$ 1,571.85		\$ 1,571.85	Auto Pay
Weisburg Landscape Maintenance	41406	3/31/2021	\$ 4,350.00		\$ 4,350.00	Auto Pay
Weisburg Landscape Maintenance	41637	3/29/2021	\$ 630.00		\$ 630.00	
Weisburg Landscape Maintenance	41470	3/22/2021	\$ 127.50		\$ 127.50	
<b>TOTAL</b>			<b>\$ 18,263.70</b>	<b>\$ -</b>	<b>\$ 18,263.70</b>	

**BOND FUND ACCOUNT**

Description	Date	Amount	Comments
CH Metrobonds			Interest Payment
<b>TOTAL</b>		<b>\$ -</b>	

**CAPITAL FUND ACCOUNT**

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
					\$ -	For Bond Research
<b>TOTAL</b>			<b>\$ -</b>		<b>\$ -</b>	

**TOTAL FOR ALL FUNDS**                      \$ 18,263.70

\_\_\_\_\_, Director



**Ventana Metropolitan District**  
**Profit & Loss Budget vs. Actual**  
**January through March 2021**

	Jan - Mar 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Developer Advances	0.00	98,000.00	-98,000.00	0.0%
<b>Treasurer Taxes</b>				
1-1400 · Current - O&M	36,234.80	78,722.61	-42,487.81	46.0%
1-1500 · Specific Ownership - O&M	1,471.53	5,510.58	-4,039.05	26.7%
2-1000 · Current- Debt	132,017.42	286,822.70	-154,805.28	46.0%
2-1200 · Specific Ownership - Debt	5,361.33	20,077.59	-14,716.26	26.7%
<b>Total Treasurer Taxes</b>	175,085.08	391,133.48	-216,048.40	44.8%
1-1000 · Late Fee	555.58	500.00	55.58	111.1%
1-1100 · Recreation Center Dues				
1-1105 · Ventana Residents	37,094.70	160,000.00	-122,905.30	23.2%
1-1100 · Recreation Center Dues - Other	-462.15			
<b>Total 1-1100 · Recreation Center Dues</b>	36,632.55	160,000.00	-123,367.45	22.9%
1-1200 · Trash Service	16,123.82	68,400.00	-52,276.18	23.6%
1-1600 · Park Fee Advance	3,007.95			
1-180 · Covenant Violation Fine	310.09	500.00	-189.91	62.0%
3-1300 · Park Permit Fee	1,824.00	72,360.00	-70,536.00	2.5%
<b>Total Income</b>	233,539.07	790,893.48	-557,354.41	29.5%
<b>Gross Profit</b>	233,539.07	790,893.48	-557,354.41	29.5%
<b>Expense</b>				
<b>Treasurer's Fee</b>				
1-1450 · O&M-Treasurer's Collection Fee	543.52	1,180.84	-637.32	46.0%
2-1050 · Debt-Treasurer's Collection Fee	1,980.26			
<b>Total Treasurer's Fee</b>	2,523.78	1,180.84	1,342.94	213.7%
1-1700 · Audit	0.00	8,300.00	-8,300.00	0.0%
1-1705 · Bank Fees	0.00	50.00	-50.00	0.0%
1-1900 · Copies & Postage	1,141.94			
1-2000 · Recreation Center				
1-2300 · Utilities	3,530.02	35,000.00	-31,469.98	10.1%
1-2301 · Management/ Operations	0.00	5,000.00	-5,000.00	0.0%
1-2302 · Cleaning Service	3,683.70	16,800.00	-13,116.30	21.9%
1-2305 · Security	2,603.26	12,000.00	-9,396.74	21.7%
1-2306 · Maintenance/ Repairs	265.00			
1-2310 · Supplies	80.70	4,000.00	-3,919.30	2.0%
1-2000 · Recreation Center - Other	221.85			
<b>Total 1-2000 · Recreation Center</b>	10,384.53	72,800.00	-62,415.47	14.3%
1-2001 · Pool Expense				
1-2010 · Season Start Up/ Finish	0.00	7,500.00	-7,500.00	0.0%
1-2020 · Chemicals	0.00	8,000.00	-8,000.00	0.0%
1-2030 · Summer Operations	0.00	15,000.00	-15,000.00	0.0%
1-2040 · Water	0.00	250.00	-250.00	0.0%
1-2050 · Repair/ Maintenance	0.00	5,000.00	-5,000.00	0.0%
<b>Total 1-2001 · Pool Expense</b>	0.00	35,750.00	-35,750.00	0.0%
1-6160 · Dues and Subscriptions	615.05	1,000.00	-384.95	61.5%
1-6180 · Insurance	67.00	12,500.00	-12,433.00	0.5%
1-6200 · Park/ Landscape				
1-6205 · Maintenance	16,747.75	75,000.00	-58,252.25	22.3%
1-6210 · Utilities	5,035.52	60,000.00	-54,964.48	8.4%
<b>Total 1-6200 · Park/ Landscape</b>	21,783.27	135,000.00	-113,216.73	16.1%
1-6490 · Office Supplies	0.00	3,000.00	-3,000.00	0.0%
2-6200 · Interest Expense	0.00	225,000.00	-225,000.00	0.0%
3-1400 · Construction	0.00	750,000.00	-750,000.00	0.0%
6560 · Payroll Expenses	14,297.59			
6570 · Professional Fees				
1-2500 · Trash Service	14,948.44	50,000.00	-35,051.56	29.9%
1-2701 · District Management	4,500.00	27,000.00	-22,500.00	16.7%
1-2705 · VCC - Covenant Enforcement	4,500.00	27,000.00	-22,500.00	16.7%
1-6572 · Legal Fees	4,055.25	10,000.00	-5,944.75	40.6%
1-6573 · Engineering O&M	0.00	500.00	-500.00	0.0%

**Ventana Metropolitan District**  
**Profit & Loss Budget vs. Actual**  
**January through March 2021**

	Jan - Mar 21	Budget	\$ Over Budget	% of Budget
<b>3-1500 · Construction Management</b>				
<b>3-1502 · Project</b>	0.00	50,000.00	-50,000.00	0.0%
<b>Total 3-1500 · Construction Management</b>	0.00	50,000.00	-50,000.00	0.0%
<b>3-2702 · Engineering</b>	0.00	200,000.00	-200,000.00	0.0%
<b>Total 6570 · Professional Fees</b>	28,003.69	364,500.00	-336,496.31	7.7%
<b>Total Expense</b>	78,816.85	1,609,080.84	-1,530,263.99	4.9%
<b>Net Ordinary Income</b>	154,722.22	-818,187.36	972,909.58	-18.9%
<b>Other Income/Expense</b>				
<b>Other Expense</b>				
<b>8010 · Other Expenses</b>	533.24	10,000.00	-9,466.76	5.3%
<b>Total Other Expense</b>	533.24	10,000.00	-9,466.76	5.3%
<b>Net Other Income</b>	-533.24	-10,000.00	9,466.76	5.3%
<b>Net Income</b>	<b>154,188.98</b>	<b>-828,187.36</b>	<b>982,376.34</b>	<b>-18.6%</b>

**Ventana Metropolitan District**  
**Balance Sheet**  
As of March 31, 2021

	Mar 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1110 · Kirkpatrick Bank	750,334.39
<b>Total Checking/Savings</b>	750,334.39
<b>Accounts Receivable</b>	
1-1210 · Accounts Receivable	-238.65
1-1230 · Property Taxes Receivable	365,545.04
<b>Total Accounts Receivable</b>	365,306.39
<b>Other Current Assets</b>	
1310 · Due from Developer	32,741.59
1390 · Undeposited Funds	796.50
2120 · Payroll Asset	533.24
<b>Total Other Current Assets</b>	34,071.33
<b>Total Current Assets</b>	1,149,712.11
<b>Fixed Assets</b>	
<b>Property and Equipment</b>	
Community Improvements	441,980.56
<b>Total Property and Equipment</b>	441,980.56
<b>1590 · Construction in Progress</b>	
Engineering	435.00
OPRIC	738,692.00
Rivers Ventana LLC	3,972,866.28
<b>Total 1590 · Construction in Progress</b>	4,711,993.28
<b>Total Fixed Assets</b>	5,153,973.84
<b>TOTAL ASSETS</b>	<b>6,303,685.95</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 · Accounts Payable	13,078.76
<b>Total Accounts Payable</b>	13,078.76
<b>Other Current Liabilities</b>	
2022 · Deferred Property Tax Revenue	365,545.04
2030 · Interest Payable	355,968.81
2100 · Payroll Liabilities	3,284.84
<b>Total Other Current Liabilities</b>	724,798.69
<b>Total Current Liabilities</b>	737,877.45
<b>Long Term Liabilities</b>	
Accrued Interest OPRIC	679,365.19
Advances from OPRIC	738,692.00
Bonds Payable - CH Metrobonds	4,464,400.00
<b>Total Long Term Liabilities</b>	5,882,457.19
<b>Total Liabilities</b>	6,620,334.64

# Ventana Metropolitan District

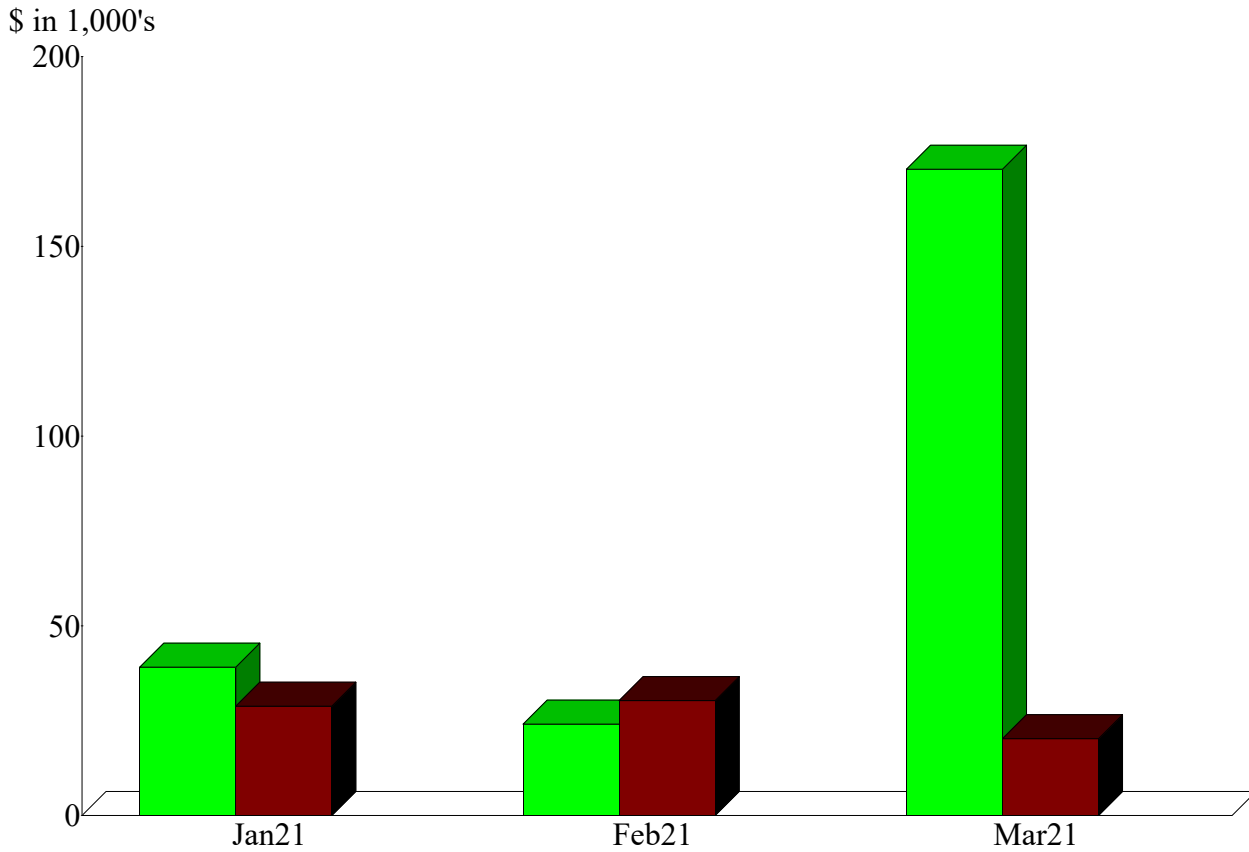
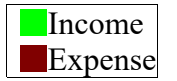
## Balance Sheet

As of March 31, 2021

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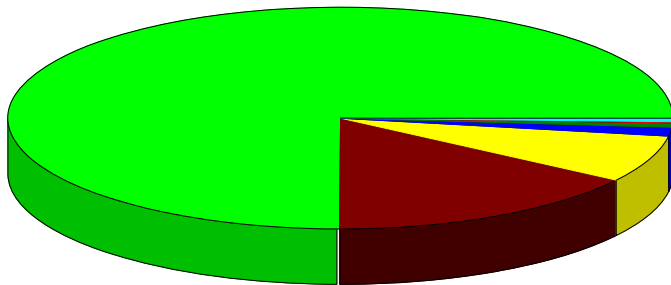
	<u>Mar 31, 21</u>
Equity	
3000 · Opening Balance Equity	24,298.52
3910 · Retained Earnings	-495,136.19
Net Income	154,188.98
Total Equity	-316,648.69
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>6,303,685.95</u></u></b>

Income and Expense by Month  
January through March 2021



Income Summary  
January through March 2021

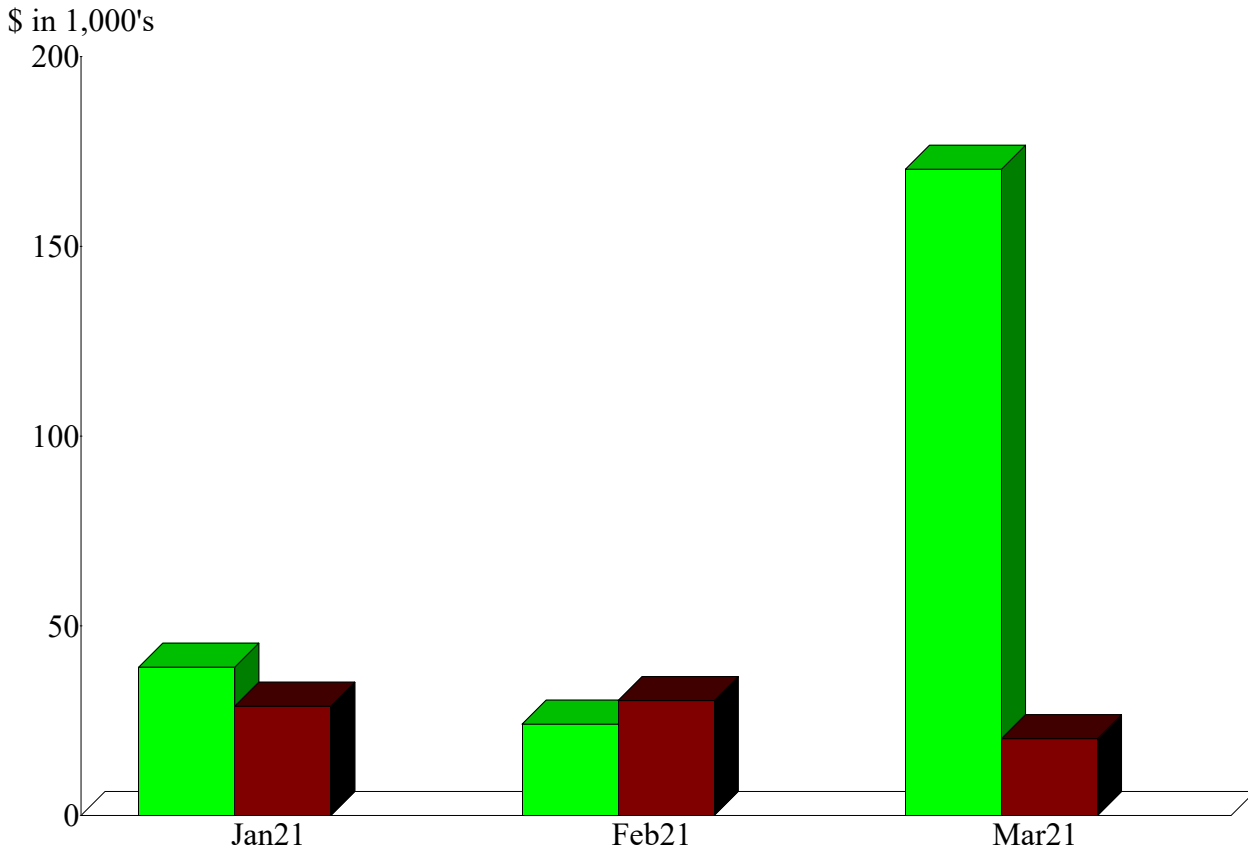
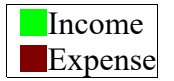
Treasurer Taxes	74.97%
1-1100 · Recreation Center Dues	15.69
1-1200 · Trash Service	6.90
1-1600 · Park Fee Advance	1.29
3-1300 · Park Permit Fee	0.78
1-1000 · Late Fee	0.24
1-180 · Covenant Violation Fine	0.13
<b>Total</b>	<b>\$233,539.07</b>



By Account

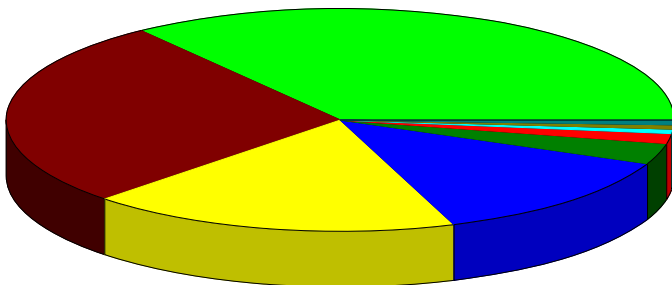


Income and Expense by Month  
January through March 2021



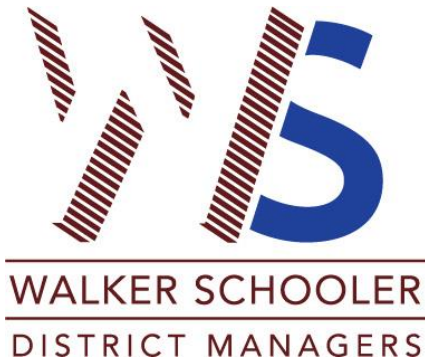
Expense Summary  
January through March 2021

6570 · Professional Fees	35.29%
1-6200 · Park/ Landscape	27.45
6560 · Payroll Expenses	18.02
1-2000 · Recreation Center	13.09
Treasurer's Fee	3.18
1-1900 · Copies & Postage	1.44
1-6160 · Dues and Subscriptions	0.78
8010 · Other Expenses	0.67
1-6180 · Insurance	0.08
<b>Total</b>	<b>\$79,350.09</b>



By Account





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## MEMORANDUM

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**TO:** VENTANA METROPOLITAN DISTRICT BOARD OF DIRECTORS  
**FROM:** REBECCA HARDEKOPF  
**SUBJECT:** MONTHLY MANAGERS REPORT FOR APRIL 14, 2021 MEETING  
**DATE:** APRIL 7, 2021  
**CC:** KEVIN WALKER  
BOARD PACKET

### Management matters

- Monthly newsletter went out April 6, 2021
- Creating a 2<sup>nd</sup> Survey for Residents to participate in
- Spoke with Code Enforcement about ATC's and dirt bikes on park trail

### Recreation Center Update

- Pool Opening & Operations:
  - Currently the pool is scheduled to open the second or third week of May.
  - COVID-19 Operations for the Pool Area:
    - Current capacity limit is set to 50 people
    - Currently no guests will be allowed when the pool opens
    - Masks will not be required, but a 6 foot social distancing will be required
    - Same reservation system will be applied through the website with 3 – 4 hour time limits.
    - Pool hours of operations will be 10:00 am – 10:00 pm.
- Recreation Center Operations surrounding COVID-19
  - Capacity Limits remain at 50% capacity – this allows 9 people at a time.
- Repairs to the Pool Mechanical Room before next season
  - Received proposals (see attached)

### Landscape Maintenance Status/ Review

- Filling 6 landscape is projected to turn over next August.

### VCC Matters

- VCC Board appointed the vacant position
- Violations issued to date 2021:
  - 33 Violations have been issued to-date.
  - 9 of them remain open, receiving fines

### List of Possible Capital Improvements

Based on survey response these are requested improvements for the community and Board Members response (ongoing support into cost analysis)

- We are pending quotes on the requested quoted items.

<b>Improvement Item</b>	<b>Board Approval</b>	<b>Cost Estimate (*not including labor)</b>	<b>Proposal Status</b>
More Free Weights	In Favor	\$100-\$400	See Attached
Umbrellas/ Shade for Pool	In Favor	\$100-\$400/ each umbrella \$200-\$400/ pergola/ awning	
More Dog Stations	In Favor	(*need proposal from Contractor)	Pending quote from landscaper
Drainage Engineer	Already in process	(*need proposal from Contractor)	
Offer “sign-up” service to maintain front properties while they are deployed	In Favor	(*need proposal from Contractor)	Pending quote from landscaper
CCR Fines double after each month not taken care of	Possible increase	No cost to change – Legal counsel opinion on this	See attached report
Agility course along trail	Requested quote	(*need proposal from Contractor)	Pending quote from landscaper
Shade for Park	Requested quote	\$5,000 - \$20,000 + (*need proposal from Contractor)	Pending quote from landscaper
Storage for Pool items in winter	Requested quote	\$5,000 - \$20,000 + any permits with the City/ County	
Sauna	Requested quote	\$5,000 - \$10,000 + (*need proposal from Contractor)	
Bubble building over Pool/ Spa to keep open year-round	Look into further	\$5,000 - \$20,000 +(*need proposal from Contractor)	
Lighting at the corner of Cadenza and Hidden Prairie	Requested quote	(*need proposal from Contractor & Electric Company)	Pending quote cost/ process from City of Fountain Utilities



[jtaddy@msn.com](mailto:jtaddy@msn.com) 719.216.1876  
520 Melvin M Circle.  
Colorado Springs, CO 80903  
[www.coloradospringspoolandspa.com](http://www.coloradospringspoolandspa.com)

PROPOSAL | CONTRACT # 2026

Proposal submitted to: Riley Walker

Date: 3-11-21

Phone: 719-447-1777

E-mail: [Riley.W@wsdistricts.co](mailto:Riley.W@wsdistricts.co)

Location Name and address: Ventana Metro District

We hereby propose to furnish materials and labor necessary for the completion of:

Equipment repairs

Scope of work:

Repair leaking flange

Replace anodes

Replace backwash valve internals

**TOTAL \$ 820.00**

We propose to furnish material and labor, in accordance with the above specifications for the sum of **\$ 820.00** with payment to be made by check to Colorado Springs pool & spa. Total Cost does not include City/County Permit fee. If paying with Credit Card a 3% convenience fee shall be added to the contract total.

**Terms: Payment due upon completion upon each phase of work**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard industry practices. Any alteration or deviation from the above specifications involving extra cost will become an extra charge over and above the amount of the contract. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner agrees to carry homeowner's and other necessary insurance. Colorado Springs pool & Spa will not be held liable for any structural movement, settling. Colorado Springs pool & Spa cannot pay, waive or rebate deductible in part or in whole if an insurance claim. Finance charges of 1 ½ percent per month will be added to any unpaid balance. In the event collection or legal action is taken to recover payment under this agreement, Colorado Springs pool & spa shall be entitled to reasonable fees and costs, and attorney's fees incurred in such legal action. Colorado Springs pool & Spa may withdraw this proposal, if not accepted within 30 days. Property owner has 72 hours to cancel contract. If property owner cancels contract after Colorado Springs pool & spa has obtained a permit the property owner is responsible for paying the cost of the permit.

**Acceptance of Contract**

The above price, specifications and conditions are satisfactory and are hereby accepted. Colorado Springs Pool & Spa is hereby authorized to do the work as specified and payment will be made to Colorado Springs Pool & Spa as outlined above.

**Accepted by** \_\_\_\_\_ **Title** \_\_\_\_\_  
**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_



12386 North Dumont Way #100 Littleton, CO, 80125  
 720.479.8200 (ph) 720.479.8201 (fx)  
 info@commercialfitness.com

# Quotation/Order Form

Date	Quotation #
4/6/2021	19068

<b>Bill To:</b>
Walker Schooler 614 North Tejon St Colorado Springs CO 80903

<b>Ship To:</b>
Vertana Metropolitan Community Fountain, CO

Terms	Rep	FOB
50/50	KP	

Item	Description	Qty	Unit Price	Total
805TR-G10	TKO 20-110 lb Fixed Ten Sided Straight Barbell, Rubber 805TR-G10 » 5 - Year full commercial warranty against breakage	1	2,200.00	2,200.00T
846BBR-B	TKO Barbell Rack, Holds 10 barbells, 846BBR-B	1	946.00	946.00T
857KBV-5	TKO 5lb. Vinyl Coated Kettlebell 857KBV-5	1	13.50	13.50T
857KBV-10	TKO 10lb. Vinyl Coated Kettlebell 857KBV-10	1	27.00	27.00T
857KBV-15	TKO 15lb. Vinyl Coated Kettlebell 857KBV-15	1	40.50	40.50T
857KBV-20	TKO 20lb. Vinyl Coated Kettlebell 857KBV-20	1	54.00	54.00T
857KBV-25	TKO 25lb. Vinyl Coated Kettlebell 857KBV-25	1	67.50	67.50T
857KBV-30	TKO 30lb. Vinyl Coated Kettlebell 857KBV-30	1	81.00	81.00T
857KBV-35	TKO 35lb. Vinyl Coated Kettlebell 857KBV-35	1	94.50	94.50T
857KBV-40	TKO 40lb. Vinyl Coated Kettlebell 857KBV-40	1	108.00	108.00T
857KBV-45	TKO 45lb. Vinyl Coated Kettlebell 857KBV-45	1	121.50	121.50T
857KBV-50	TKO 50lb. Vinyl Coated Kettlebell 857KBV-50	1	135.00	135.00T
	Subtotal	12		3,888.50
Discount	Discount - Preferred Customer		-1,100.00	-1,100.00
Freight	Freight		300.00	300.00
Installation	Customer is responsible for unpacking and assembling barbell rack		0.00	0.00

\* \*Please note:

Prices valid for 30 days from date of quote.

Storage fees may be charged if CFS is not notified of a shipping delay 2 weeks prior to product shipment from the manufacturer. Buyer is responsible for any freight, labor or storage charges incurred as a result of any changes made after 2 week cut off. If any portion of the order is cancelled within the two week time frame, there will be a 25% restocking fee. Custom orders carry a 100% restocking fee. Please address all changes in writing and fax to 720-479-8201. All orders are subject to credit approval prior to shipment. Buyer is responsible for all costs of collection including seller's reasonable attorney's fees. All unpaid amounts will accrue interest at the rate of 1.5% a month. All sales are subject to local area sales tax rates.

<b>Subtotal</b>	\$3,088.50
<b>Sales Tax (2.9%)</b>	\$80.87
<b>Total</b>	\$3,169.37

Authorized Signature & Title \_\_\_\_\_

**Ventana Metropolitan District**  
**Service Order History - Summary**

Sort Order: Completed Date  
From: 1/1/2021 Through: 4/7/2021

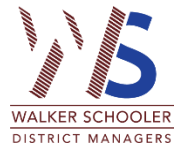
Limited to :

Service	Code	Count	Description	Charge		Total
CCR Violation	CR4.01	17	Maintenance Violation	\$10/ week until resolved.	\$0.00	\$0.00
CCR Violation	CR4.05	3	Trash/ Refuse Violation	\$5/ day until resolved.	\$0.00	\$0.00
CCR Violation	CR4.07	2	Light/Sound/Odor Violatio	\$20/ month until resolved.	\$0.00	\$0.00
CCR Violation	CR4.08	8	Weeds	\$10/ week until resolved.	\$0.00	\$0.00
CCR Violation	CR4.10	1	Leashed Pets Violation	\$20/ incident	\$0.00	\$0.00
CCR Violation	CR4.11	2	Vehicle(s) Violation	\$20/ week until resolved.	\$0.00	\$0.00
<b>Billed YTD Violation Fines</b>				<b>\$240.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



# Ventana Metropolitan District

614 North Tejon St  
Colorado Springs, Colorado 80903



## February Newsletter April 2, 2021

Walker Schooler District Managers is the Manager of the Ventana Metropolitan District and is authorized to enforce the recorded community covenants for Ventana as well as all the Rules and Regulations at the Recreation Center.

\*\* you may find copies of all the Covenants, Rules, Bylaws, Resolutions on the Metropolitan District website ([www.ventanamd.colorado.gov](http://www.ventanamd.colorado.gov))\*\*

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### Ventana Community Concerns:

#### Auto-Pay Sign up:

- You are able to sign up for Auto-Pay. If you are interested in signing up for Auto-Pay you can do so by completing the form online at <https://form.jotform.com/210387584903057>.

#### Dumpster at the Recreation Center:

- No dumping is allowed at the Recreation Center Dumpster. Fines may be imposed to those illegally dumping at the Recreation Center.
- 

### Recreation Center/ Pool News Update:

**Due to COVID-19 regulations NO GUESTS are allowed at the Recreation Center. Guests are considered to be any relatives/ friends that may be “visiting” your household but not currently residing within the community.**

#### Pool Opening:

- Currently the pool is scheduled to open the second or third week of May. Please check the website for definitive date of opening, as well May's Newsletter.
- COVID-19 Operations for the Pool Area:
  - Current capacity limit is set to 50 people. (subject to change based on Health Guidelines)
  - Currently no guests will be allowed when the pool opens. (again, this is subject to change)
  - Masks will not be required, but 6 foot social distancing will be required on the pool deck.
  - Same reservation system will be applied through the website with 3 – 4 hour time limits.
  - Pool hours of operations will be 10:00 am – 10:00 pm.

#### Some highlights from COVID-19 summer operations:

- Starting April 2, 2021 State regulations remain the same occupancy limits allowed in Gyms at 50%.
  - Maximum capacity is 19 people and 50% of the capacity 9.5 people.
  - Currently 9 people are allowed to reserve for a 1.5 hour time slot to use the Fitness Area. Visit [www.ventanamd.colorado.gov](http://www.ventanamd.colorado.gov) to register for a spot. (review form for reservation details)
- Current schedule to for the Recreation Center is:
  - Monday – Friday: 5:00 am – 10:00am – CLOSED – 4:00 pm – 10:00pm
  - Saturday & Sunday: 4:00 am – 10:00 pm
- Currently we are not allowing any Great Room rentals for the Recreation Center

Ventana Metropolitan District  
614 North Tejon St, Colorado Springs, CO 80903  
(719) 447- 1777

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## Ventana Community Covenant Reminders:

Spring is here! As the spring season begins in Ventana, we want to send a friendly reminder to make sure your neighborhood is as welcoming as the weather.

One of the services we provide is regular inspection of the community to ensure covenant compliance. With so many new residents welcomed to the community, we realize many may not be familiar with the covenants. As you are busy getting your own houses and yards in shape, we want to remind you of some of the covenants that are intended to ensure the quality, value, desirability, and attractiveness of all property within the Community.

- Please be sure to keep your lawns in an orderly fashion by not allowing an excessive amount of grass to die off, weeds to grow, and keep the lawn at a reasonable mowed height. **If your yard/ lawn/ grounds have any of these concerns you will receive 2 warnings/ violations for the same concern.**
  - **Section 4.01 Building and Grounds Maintenance.**
  - **Section 4.08 Weeds.**
- There have been numerous sightings and complaints about pets not being on a leash. Please note that if your pet is not properly leashed you are in violation of the below covenant and subject to a \$20/ incident fine.
  - **Section 4.10 – Animals**
- Trash Bins need to be kept in a neat order and pushed against houses/ fence lines when it is not a scheduled pick-up day.

### Overview of Violations:

- Violations issued to date 2021:
  - 33 Violations have been issued to-date.
  - 9 violations remain open and are receiving fines

### 2<sup>nd</sup> Survey Idea:

- Currently we are planning on putting together a 2<sup>nd</sup> survey for residents to be able to participate in. If you have some ideas or notice a lot of questions surrounding a certain topic please send them along to Rebecca.

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## Ventana Metropolitan District:

**\*\*\* With current concerns surrounding COVID-19, the meetings are being held via teleconference, still open to the public, and the information to join these meetings are posted on the website and Facebook prior to each meeting\*\*\***

### 2021 Board Meetings/ Board Elections:

- Visit the VMD website for details on the 2022 Election.
- Next scheduled meeting:
  - April 14, 2021 at 10:00am via teleconference:

You may join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/622480501>

You can also dial in using your phone:

United States: +1 (646) 749-3129

**Access Code: 622-480-501**

Ventana Metropolitan District  
614 North Tejon St, Colorado Springs, CO 80903  
(719) 447- 1777

- Board Meetings are regularly scheduled to be held on the 2<sup>nd</sup> Wednesday of every month at the Recreation Center within the Community at 10:00 am. Please visit the website in case of any meeting cancellations as meetings may be canceled from time to time.

### **2021 – 1<sup>st</sup> Quarter Billing Highlights:**

- 379 Homes as of 3/3/2021
- 134 Reminder Letters were sent on 2/3/2021.
- 49 Final Collection Letter were sent on 3/2/2021.
- 27 Liens filed to date and 4 Liens released to date.
- 2<sup>nd</sup> Quarter Bills going out April 6, 2021

### **Billing:**

- All Ventana Residents are billed on a quarterly basis that consists of \$135/ quarter. The breakdown of the cost of dues are \$45/ quarter for Trash service (this includes one bin for trash and one bin for recycle) and \$90/ quarter for Recreation Center Dues. If you have opted to add an additional Trash bin your trash service cost should be \$54/ quarter.

### **Landscaping:**

- The Metropolitan District is currently responsible for maintaining tracts that have been completed in Filling 1, 2, 2A, 2B, 3, 4, and 5 (visit the website for a detailed map)
- Filling 6 tracts are still the Developers responsibility to maintain, and the responsibility will transfer next spring.

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If you have any questions or concerns regarding the Metropolitan District, please feel free to contact our office at (719)447-1777.



Thank you for your attention to this letter!

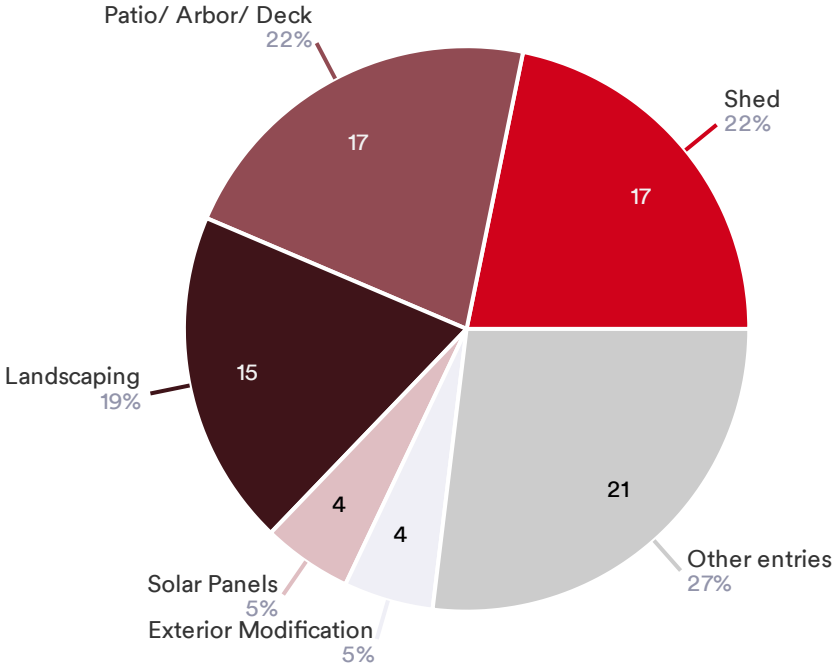
**Walker Schooler District Managers**

Ventana Metropolitan District  
614 North Tejon St, Colorado Springs, CO 80903  
(719) 447- 1777

# Ventana Metropolitan Architectural Submission/ Application Form

### Type of Improvement

78 Responses



### When submissions have been reviewed

50 Responses

