



**VENTANA METROPOLITAN DISTRICT**  
Regular Board Meeting  
11007 Hidden Prairie Pkwy.  
Fountain, CO 80817  
**Wednesday, September 9, 2020 – 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  
Jennifer Herzberg - Term to May 2020

**\*\* Please join the meeting from your computer, tablet or smartphone\*\***  
<https://www.gotomeet.me/WSDM/ventana-metropolitan-district-board-meeting-9>

**You can also dial in using your phone.**  
United States (Toll Free): [1 877 309 2073](tel:18773092073)  
United States: [+1 \(646\) 749-3129](tel:+16467493129)  
**Access Code: 259-841-989**

**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 August 12, 2020 Meeting (attached)
  - b. Approval of Payables for the Period ending September 9, 2020 (attached)

• General Fund –	\$	22,896.97
• Bond Fund –	\$	-
• <b>TOTAL –</b>	<b>\$</b>	<b>22,896.97</b>
  - c. Acceptance of Unaudited Financial Statements as of August 31 2020, and the schedule of cash position updated as of August 31, 2020 (attached)
5. Market Update/Construction/Operations

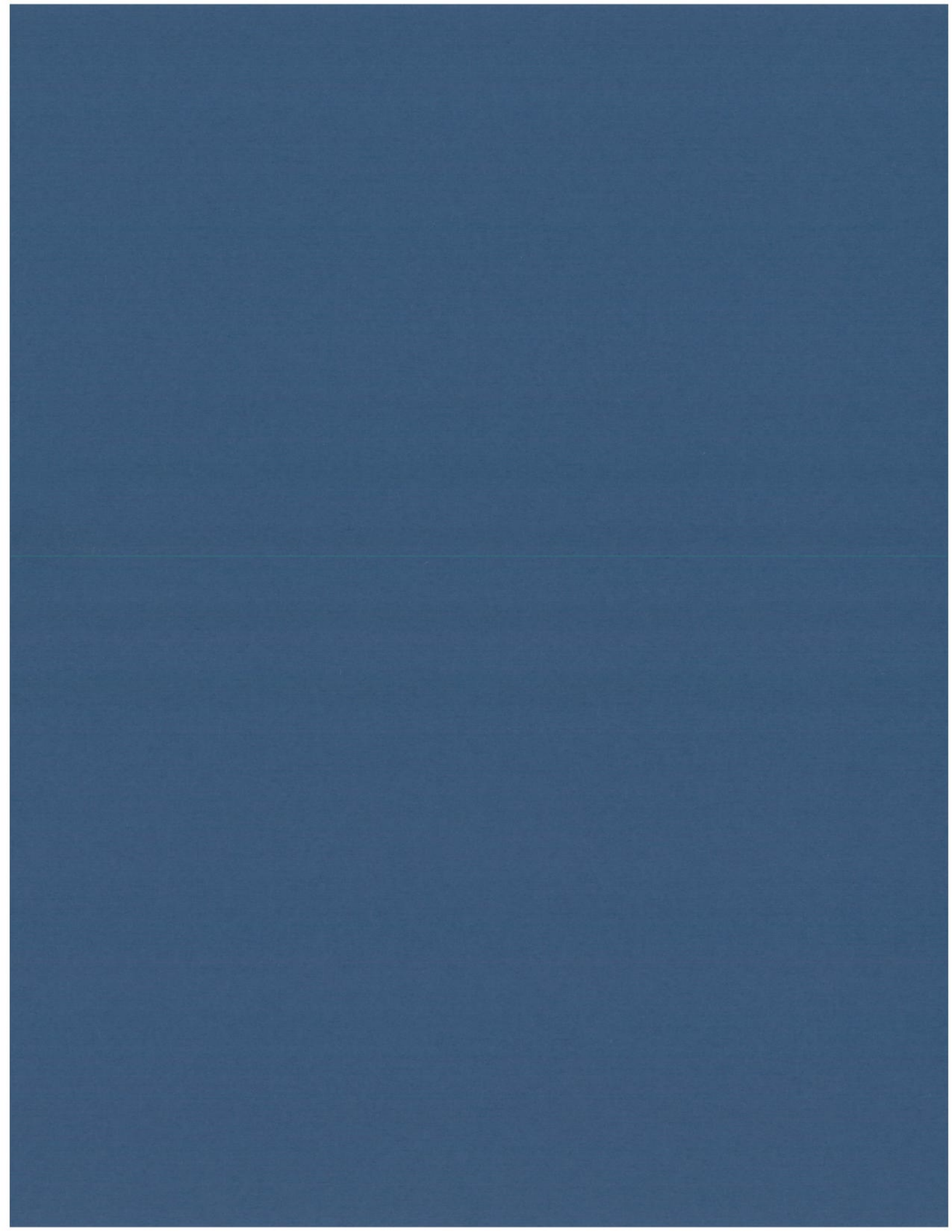
6. District Management Matters
  - a. Manager's Report with COVID-19 updates (attached)
  - b. Food Trucks – September Schedule: No Foods Trucks, Boy Scouts
  - c. Billing
    - July 6, 2020 bills were sent out for 3<sup>rd</sup> QRT
    - 338 Residences as of 9/2/2020
    - 58 Reminder letters mail on 8/6/2020 for 3<sup>rd</sup> QRT dues
    - 19 Ongoing Shut Off
    - 1 Payment Agreement
    - 19 Warning letters mailed on 9/3/2020
7. Legal Matters
  - a. Review VCC Board Candidates and Elect for next term
8. Financial Matters
  - a. 2019 Audit Update
  - b. Bond issue 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 October 14, 2020
11. Adjourn

The first part of the document discusses the importance of maintaining accurate records in a business setting. It highlights how proper record-keeping can help in decision-making, legal compliance, and financial management. The text emphasizes that records should be organized, up-to-date, and easily accessible to relevant personnel.

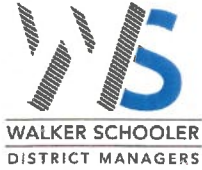
Next, the document addresses the challenges of data management in the digital age. With the increasing volume of data generated by various sources, businesses face the task of storing, securing, and analyzing this information effectively. The text suggests implementing robust data management systems and protocols to ensure data integrity and security.

The third section focuses on the role of technology in streamlining business operations. It explores how automation and digital tools can reduce manual errors, improve efficiency, and enhance customer service. The document encourages businesses to invest in technology that aligns with their strategic goals and operational needs.

Finally, the document concludes by emphasizing the importance of continuous learning and adaptation. In a rapidly changing business environment, organizations must stay updated on the latest trends and technologies to remain competitive. The text encourages a culture of innovation and ongoing professional development for all employees.







**VENTANA METROPOLITAN DISTRICT**  
Regular Board Meeting  
Via video and telephone conference  
**Wednesday, August 12, 2020 – 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  
Jennifer Herzberg - Term to May 2020

**MINUTES**

1. Call to Order: President Bahr called the meeting to order at 10:00 A.M.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Bahr confirmed a quorum. All disclosures were properly filed with the Department of Local Affairs, State of Colorado. Directors Jarrett and Peele arrived at 10:05 A.M.

Directors in attendance were:

Brian Bahr, President  
Richard Vorwaller, Director  
Jennifer Herzberg, Director  
Patrick Jarrett, Director  
Bruce Peele, Secretary/ Treasurer

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 (See Sign-In Sheet)

3. Approval of Agenda: Ms. Hardekopf noted that item 4.b. amount increased due to a delayed invoice. The amount increased to \$42,828.75. Director Vorwaller moved to approve the Agenda as amended; seconded by Director Peele. Motion passed unanimously.
4. Regular Business Items:
  - a. Approval of Board Meeting Minutes from the July 8, 2020 Meeting
  - b. Approval of Payables for the Period ending August 12, 2020
    - General Fund – \$ 42,828.75
    - Bond Fund – \$ -
    - **TOTAL – \$ 42,828.75**
  - c. Acceptance of Unaudited Financial Statements as of July 31, 2020, and the schedule of cash position updated as of July 31, 2020

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

5. Market Update/Construction/Operations: Director Jarrett reported on construction activity and noted they are wrapping things up on the home building side. The land team is working on landscaping in the common areas of Filing 6.
6. District Management Matters
  - a. Manager's Report with COVID-19 updates: Director Vorwaller discussed the security cost split with Challenger it was agreed to pay and contribute to the security costs. Ms. Hardekopf reported that the grant application is still pending approval but is under review. The Board discussed the basketball hoop was purchased and will be installed and incorporated within the expanded club house area for Ventana South. Ms. Hardekopf noted they hired 2 new aquatic facility employees. Ms. Hardekopf discussed a violation was filed with El Paso County Health, so they did an inspection, and everything was compliant. They did recommend we tape the 6 feet distance on the ground but there were no other concerns. Ms. Hardekopf reported the pool is tentatively scheduled to close on October 5, 2020. Ms. Hardekopf discussed VCC matters and noted there is a vacancy on the VCC Board and next month the Metro District Board will be appointing all three new positions.
  - b. Food Trucks – No update for August schedule.
  - c. Billing
    - July 6, 2020 bills were sent out for 3<sup>rd</sup> QRT
    - 327 Residences as of 8/6/2020
    - 58 Reminder letters mail on 8/6/2020 for 3<sup>rd</sup> QRT dues
    - 21 Residents with Past due balances resulting in deactivated Key Fobs
  - d. Update on August 6, 2020 Meeting with Residents about financials: Mr. Walker held a meeting with the residents discussing financials which he will go over with the Board under Agenda item 8.c.
7. Legal Matters: There was no discussion.
8. Financial Matters:
  - a. 2019 Audit Update: Mr. Walker reported the Audit was submitted to the State with a qualified opinion. He is working with bond counsel to send a letter to the State Auditor explaining the issues with Old Pueblo Road Improvement Corporation. The issue is they have not acknowledged what the District owes them and have refused to communicate. They hope to have that done in the next thirty days.
  - b. Bond issue update: Mr. Walker explained the District still plans to issue the bonds and paying off debt at some point in 2020. We have been working with Mr. Byers at Challenger to determine a new financial analysis and with D.A. Davidson. Mr. Walker noted he will be working on getting the new Service Plan submitted and approved by the City of Fountain. Mr. Walker explained he just received the newest financial analysis, so he hopes to have it to the Board by the end of next week for review.
  - c. Financial Analysis: Mr. Walker discussed the detailed financial analysis that was done for Ventana Metropolitan District. He explained the District's three sources

of funds are from property taxes, monthly fees paid by residents, and developer's advances that have been received for the past few years. He noted that by the end of this year, the District will not need any additional developer advances. Funds from parks and fees will go towards debt service and the District will be operating primarily from the \$30 monthly payments and property taxes. Based on the financial analysis, in 2023 or 2024, the District should be able to remove the monthly payments and fees and operate entirely on property taxes. Mr. Walker discussed the meeting with residents and noted the primary focus was on the park and landscape situation with the dead grass and dying trees. Ms. Hardekopf addressed the resident's concerns and hired a horticulturist to come out and determine the issue. Mr. Walker clarified the projection and financial analysis is based on Ventana South being developed.

9. Public Comment: There was no public comment.
10. Other Business: Next Regular Meeting Date – 10:00 AM on September 9, 2020. The Board confirmed the next scheduled meeting date. Mr. Walker complimented his staff for all their hard work and doing a good job on getting the Rec Center running this summer with all the difficulties with the Coronavirus. The Board agreed that they are doing a great job.
11. Adjournment: President Bahr moved to adjourn the meeting; seconded by Director Peele. Motion passed unanimously at 10:30 AM.

Respectfully submitted,

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

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 12, 2020 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

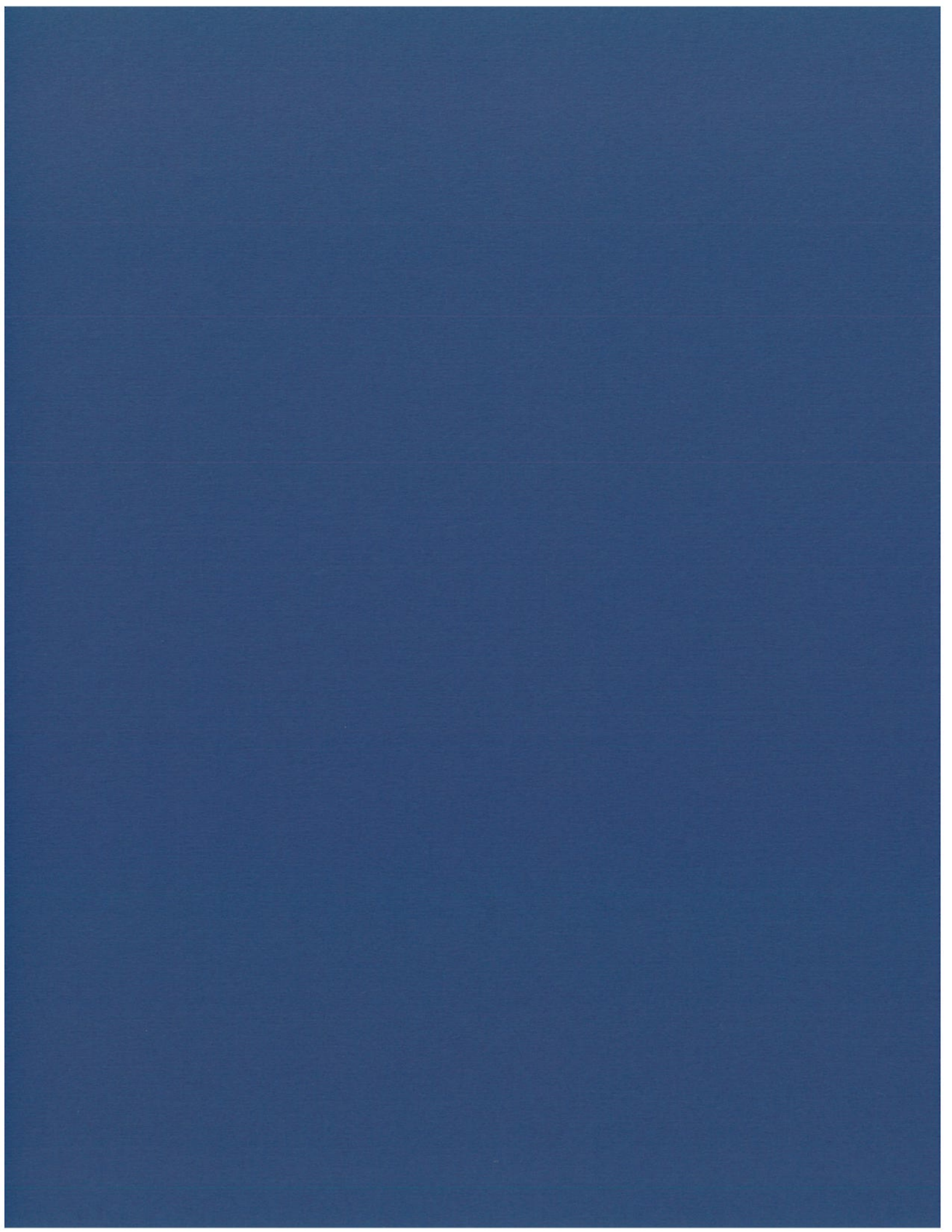
\_\_\_\_\_  
Brian Bahr, President

\_\_\_\_\_  
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





The first part of the document discusses the importance of maintaining accurate records in a business setting. It highlights how proper record-keeping can help in decision-making, legal compliance, and financial management. The text emphasizes that records should be organized, up-to-date, and easily accessible.

Next, the document addresses the challenges of data management in the digital age. It notes that while digital storage offers convenience, it also introduces risks such as data loss, security breaches, and information overload. Solutions like cloud storage, encryption, and regular backups are suggested to mitigate these risks.

The third section focuses on the role of technology in streamlining business processes. It describes how automation and software tools can reduce manual errors, save time, and improve overall efficiency. Examples include using accounting software for invoicing and project management tools for task delegation.

Finally, the document concludes by stressing the importance of employee training and awareness. It suggests that investing in education and providing clear guidelines can ensure that all staff members understand the correct procedures for handling data and records, leading to a more professional and organized business environment.

# Ventana Metropolitan District PAYMENT REQUEST

9/9/2020

## GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
BiggsKofford	100073	8/11/2020	\$ 8,100.00		\$ 8,100.00	
Black Hills Energy	5322274450	8/31/2020	\$ 490.67		\$ 490.67	
City of Fountain Utilities	10005472-02	9/10/2020	\$ 3,307.50		\$ 3,307.50	Auto Pay - Rec
City of Fountain Utilities	10005686-02	9/10/2020	\$ 738.27		\$ 738.27	Auto Pay - Tract
City of Fountain Utilities	10005630-03	9/10/2020	\$ 4,539.33		\$ 4,539.33	Auto Pay - Park
City of Fountain Utilities	10006795-00	9/10/2020	\$ 24.44		\$ 24.44	Auto Pay - Tract
Comcast	849790010582448				\$ -	
Front Range Aquatech	7070	8/12/2020	\$ 379.48		\$ 379.48	
Mailing Services Inc.	14141	8/12/2020	\$ 85.00		\$ 85.00	
Riley Walker	Reimbursement.1	7/24/2020	\$ 68.32		\$ 68.32	Reimbursement
Signal 88 Security	3437146	9/3/2020	\$ 966.79		\$ 966.79	
Springs Waste	2180466				\$ -	Auto Pay
Springs Waste	32180055				\$ -	Auto Pay
Susemihl, McDermott & Downie, P.C.	32749				\$ -	
Walker Schooler District Managers	6595	8/31/2020	\$ 4,197.17		\$ 4,197.17	
We Make it Shine Ltd	20-02				\$ -	
<b>TOTAL</b>			<b>\$ 22,896.97</b>	<b>\$ -</b>	<b>\$ 22,896.97</b>	

## BOND FUND ACCOUNT

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

## CAPITAL FUND ACCOUNT

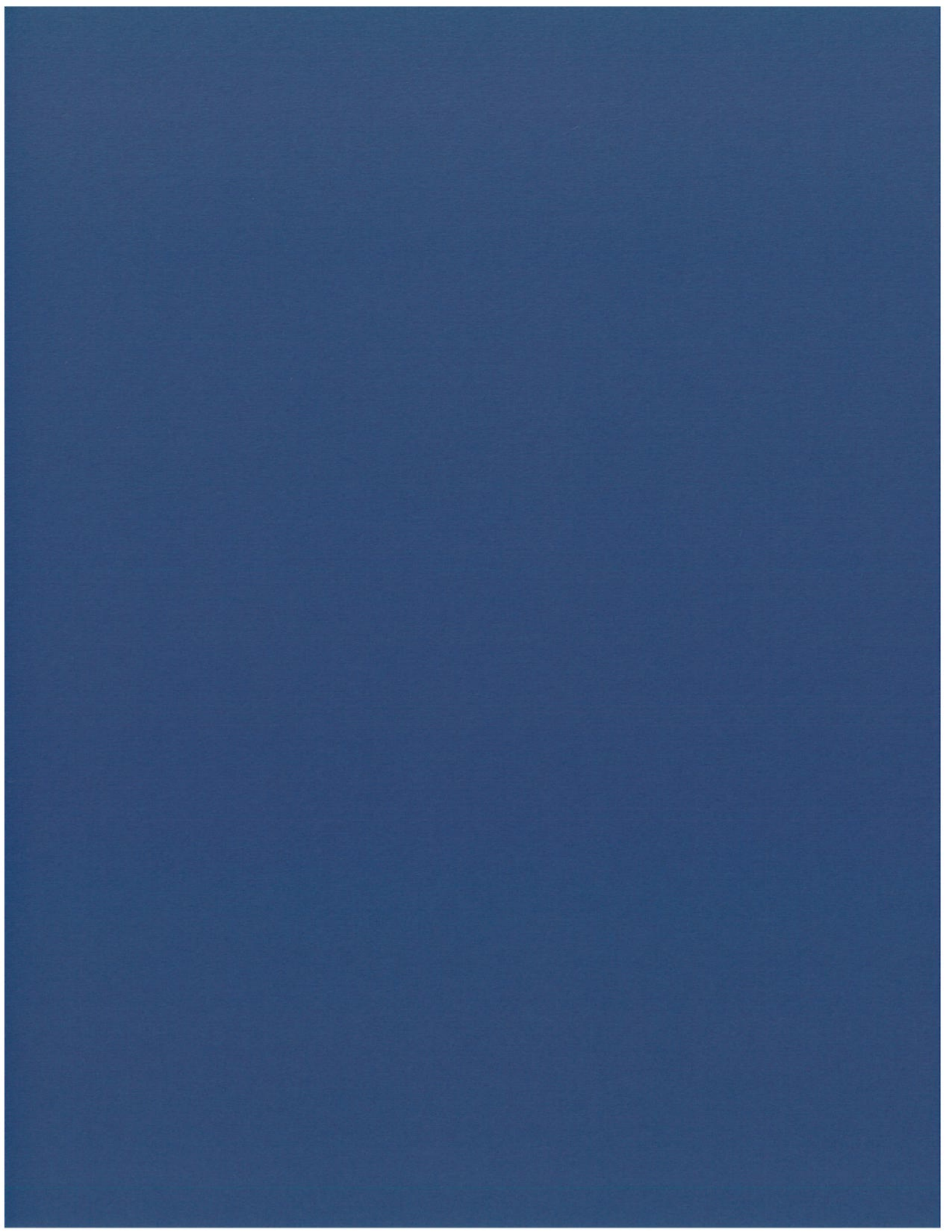
Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
			\$ -		\$ -	For Bond Research
<b>TOTAL</b>			<b>\$ -</b>		<b>\$ -</b>	

**TOTAL FOR ALL FUNDS**

**\$ 22,896.97**

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







The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every sale, purchase, and payment must be properly documented to ensure the integrity of the financial statements. This includes keeping receipts, invoices, and bank statements in a secure and organized manner.

Next, the document outlines the process of reconciling the books. This involves comparing the company's internal records with the bank statements to identify any discrepancies. If there are differences, the company must investigate the cause and make the necessary adjustments to the accounts. Regular reconciliation is crucial for catching errors early and ensuring that the books are balanced.

The document also covers the preparation of the financial statements. This includes the income statement, balance sheet, and cash flow statement. Each statement provides a different perspective on the company's financial performance and position. The income statement shows the company's profitability over a period, the balance sheet shows the company's assets and liabilities at a specific point in time, and the cash flow statement shows the company's ability to generate and manage cash.

Finally, the document discusses the importance of reviewing the financial statements with management and the board of directors. This review should focus on understanding the trends, identifying areas of concern, and making informed decisions about the company's future. Regular communication and transparency are key to successful financial management.

**Ventana Metropolitan District**  
**Profit & Loss Budget vs. Actual**  
**January through August 2020**

	Jan - Aug 20	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Developer Advances	0.00	72,000.00	-72,000.00	0.0%
<b>Treasurer Taxes</b>				
Delinquent	6.17			
1-1400 · Current - O&M	53,847.71	54,905.47	-1,057.76	98.1%
1-1500 · Specific Ownership - O&M	3,315.25	3,843.38	-528.13	86.3%
2-1000 · Current- Debt	196,188.07	200,045.91	-3,857.84	98.1%
2-1200 · Specific Ownership - Debt	12,078.78	14,003.21	-1,924.43	86.3%
<b>Total Treasurer Taxes</b>	265,435.98	272,797.97	-7,361.99	97.3%
1-1000 · Late Fee	873.56			
1-1100 · Recreation Center Dues				
1-1105 · Ventana Residents	114,504.84			
1-1100 · Recreation Center Dues - Other	-7,922.54	115,830.00	-123,752.54	-6.8%
<b>Total 1-1100 · Recreation Center Dues</b>	106,582.30	115,830.00	-9,247.70	92.0%
1-1200 · Trash Service	33,220.38	57,915.00	-24,694.62	57.4%
1-1300 · Rental Security Deposit	629.73	2,000.00	-1,370.27	31.5%
1-1600 · Park Fee Advance	102,110.67			
1-180 · Covenant Violation Fine	560.00			
3-1300 · Park Permit Fee	62,083.29	115,776.00	-53,692.71	53.6%
<b>Total Income</b>	571,495.91	636,318.97	-64,823.06	89.8%
<b>Gross Profit</b>	571,495.91	636,318.97	-64,823.06	89.8%
<b>Expense</b>				
<b>Treasurer's Fee</b>				
1-1450 · O&M-Treasurer's Collection Fee	482.74	823.58	-340.84	58.6%
2-1050 · Debt-Treasurer's Collection Fee	1,320.48	3,000.69	-1,680.21	44.0%
Treasurer's Fee - Other	1,947.40			
<b>Total Treasurer's Fee</b>	3,750.62	3,824.27	-73.65	98.1%
1-1700 · Audit	0.00	8,085.50	-8,085.50	0.0%
1-1705 · Bank Fees	-4.00	50.00	-54.00	-8.0%
1-1800 · Board Election	0.00	5,000.00	-5,000.00	0.0%
1-1900 · Copies & Postage	2,288.14	1,000.00	1,288.14	228.8%
1-2000 · Recreation Center				
1-2300 · Utilities	17,684.02	40,000.00	-22,315.98	44.2%
1-2301 · Management/ Operations	2,000.00			
1-2302 · Cleaning Service	4,106.00	8,000.00	-3,894.00	51.3%
1-2305 · Security	6,271.70	10,200.00	-3,928.30	61.5%
1-2306 · Maintenance/ Repairs	909.56	5,000.00	-4,090.44	18.2%
1-2310 · Supplies	1,827.48	4,000.00	-2,172.52	45.7%
1-2000 · Recreation Center - Other	-135.00			
<b>Total 1-2000 · Recreation Center</b>	32,663.76	67,200.00	-34,536.24	48.6%
1-2001 · Pool Expense				
1-2010 · Season Start Up/ Finish	2,500.00	5,000.00	-2,500.00	50.0%
1-2020 · Chemicals	2,891.57	8,000.00	-5,108.43	36.1%
1-2030 · Summer Operations	1,710.00	20,000.00	-18,290.00	8.6%
1-2040 · Water	165.00	500.00	-335.00	33.0%
1-2050 · Repair/ Maintenance	721.98	10,000.00	-9,278.02	7.2%
<b>Total 1-2001 · Pool Expense</b>	7,988.55	43,500.00	-35,511.45	18.4%
1-6060 · Bank Service Charges	4.00			
1-6090 · Business License & Fees	110.00			
1-6160 · Dues and Subscriptions	571.04	1,000.00	-428.96	57.1%
1-6180 · Insurance	11,466.00	12,500.00	-1,034.00	91.7%

11:54 AM

09/03/20

Accrual Basis

**Ventana Metropolitan District**  
**Profit & Loss Budget vs. Actual**  
**January through August 2020**

	Jan - Aug 20	Budget	\$ Over Budget	% of Budget
<b>1-6200 · Park/ Landscape</b>				
1-6205 · Maintenance	49,041.75	60,000.00	-10,958.25	81.7%
1-6210 · Utilities	22,968.38	50,000.00	-27,031.62	45.9%
<b>Total 1-6200 · Park/ Landscape</b>	72,010.13	110,000.00	-37,989.87	65.5%
<b>1-6620 · Rental Security Deposit Refund</b>	800.00	2,000.00	-1,200.00	40.0%
<b>2-6000 · Capital Improvements</b>	4,006.25			
<b>2-6075 · Bond Expense</b>				
2-6083 · Trustee Fee	0.00	500.00	-500.00	0.0%
<b>Total 2-6075 · Bond Expense</b>	0.00	500.00	-500.00	0.0%
<b>2-6200 · Interest Expense</b>	0.00	210,000.00	-210,000.00	0.0%
<b>6560 · Payroll Expenses</b>	9,393.03			
<b>6570 · Professional Fees</b>				
1-2500 · Trash Service	23,557.10	50,193.00	-26,635.90	46.9%
1-2701 · District Management	14,000.00	24,000.00	-10,000.00	58.3%
1-2705 · VCC - Covenant Enforcement	16,000.00	24,000.00	-8,000.00	66.7%
1-6571 · Accounting	8,100.00			
1-6572 · Legal Fees	4,465.98	12,000.00	-7,534.02	37.2%
1-6573 · Engineering O&M	5.00	1,000.00	-995.00	0.5%
3-1500 · Construction Management	0.00	1,740,000.00	-1,740,000.00	0.0%
3-2704 · Legal - Capital	0.00	10,000.00	-10,000.00	0.0%
<b>Total 6570 · Professional Fees</b>	66,128.08	1,861,193.00	-1,795,064.92	3.6%
<b>Total Expense</b>	211,175.60	2,325,852.77	-2,114,677.17	9.1%
<b>Net Ordinary Income</b>	360,320.31	-1,689,533.80	2,049,854.11	-21.3%
<b>Net Income</b>	360,320.31	-1,689,533.80	2,049,854.11	-21.3%

**Ventana Metropolitan District**  
**Balance Sheet**  
 As of August 31, 2020

	Aug 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1110 · Kirkpatrick Bank	638,249.73
<b>Total Checking/Savings</b>	638,249.73
<b>Accounts Receivable</b>	
AR County Treasurer	2,412.27
1-1210 · Accounts Receivable	-5,523.31
1-1230 · Property Taxes Receivable	158,142.01
<b>Total Accounts Receivable</b>	155,030.97
<b>Other Current Assets</b>	
1310 · Due from Developer	32,741.59
1390 · Undeposited Funds	982.50
<b>Total Other Current Assets</b>	33,724.09
<b>Total Current Assets</b>	827,004.79
<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>5,980,978.63</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 · Accounts Payable	13,320.64
<b>Total Accounts Payable</b>	13,320.64
<b>Other Current Liabilities</b>	
2022 · Deferred Property Tax Revenue	158,142.01
2030 · Interest Payable	64,561.66
2100 · Payroll Liabilities	2,310.73
<b>Total Other Current Liabilities</b>	225,014.40
<b>Total Current Liabilities</b>	238,335.04
<b>Long Term Liabilities</b>	
Accrued Interest OPRIC	596,857.19
Advances from OPRIC	738,692.00
Bonds Payable - CH Metrobonds	4,464,400.00
<b>Total Long Term Liabilities</b>	5,799,949.19
<b>Total Liabilities</b>	6,038,284.23

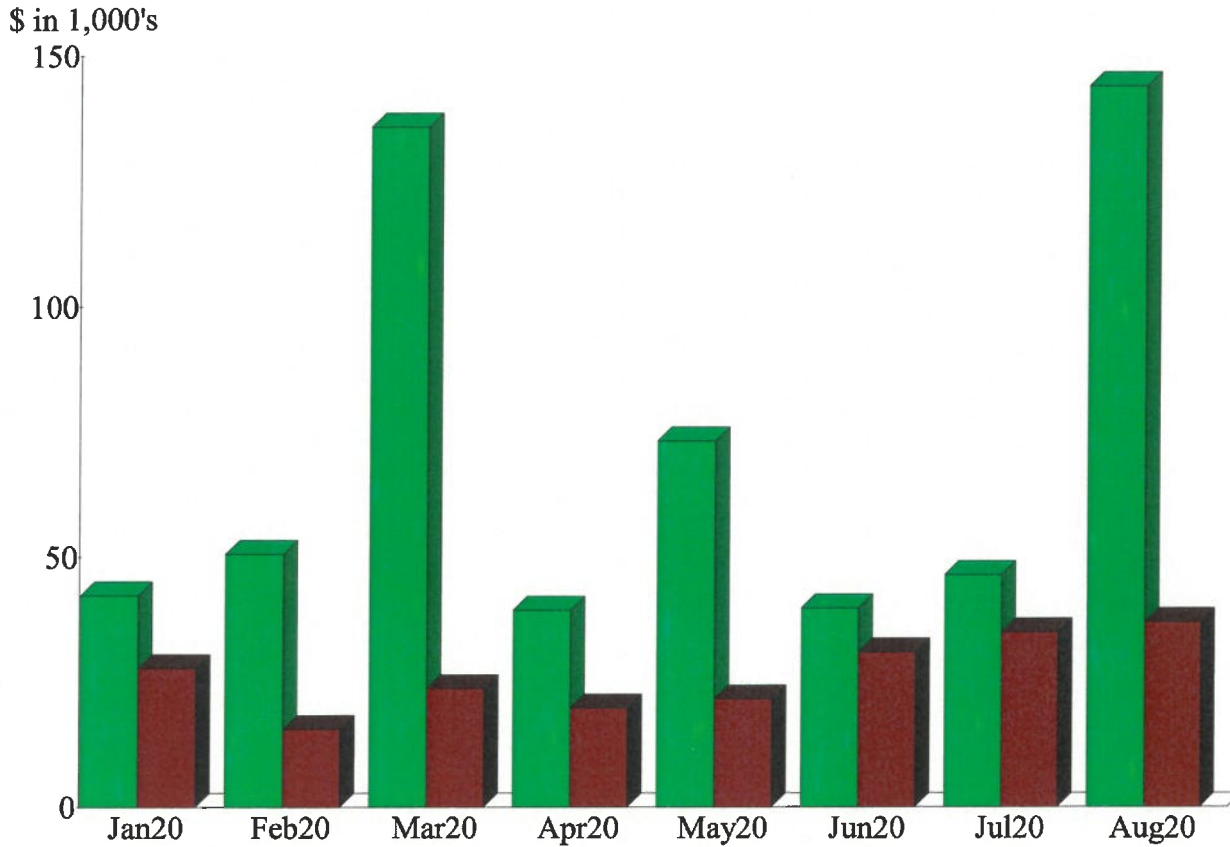


Ventana Metropolitan District  
**Balance Sheet**  
As of August 31, 2020

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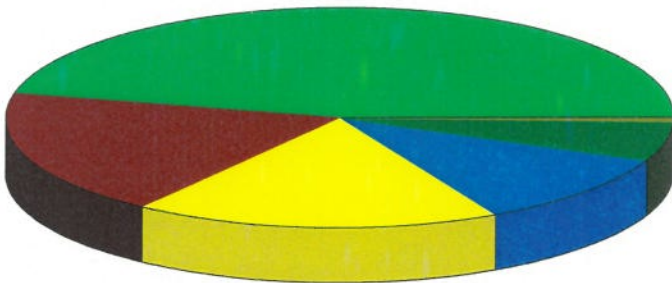
	<u>Aug 31, 20</u>
<b>Equity</b>	
3000 · Opening Balance Equity	24,298.52
3910 · Retained Earnings	-441,924.43
Net Income	360,320.31
<b>Total Equity</b>	<u>-57,305.60</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>5,980,978.63</u></u>

Income and Expense by Month  
January through August 2020



Income Summary  
January through August 2020

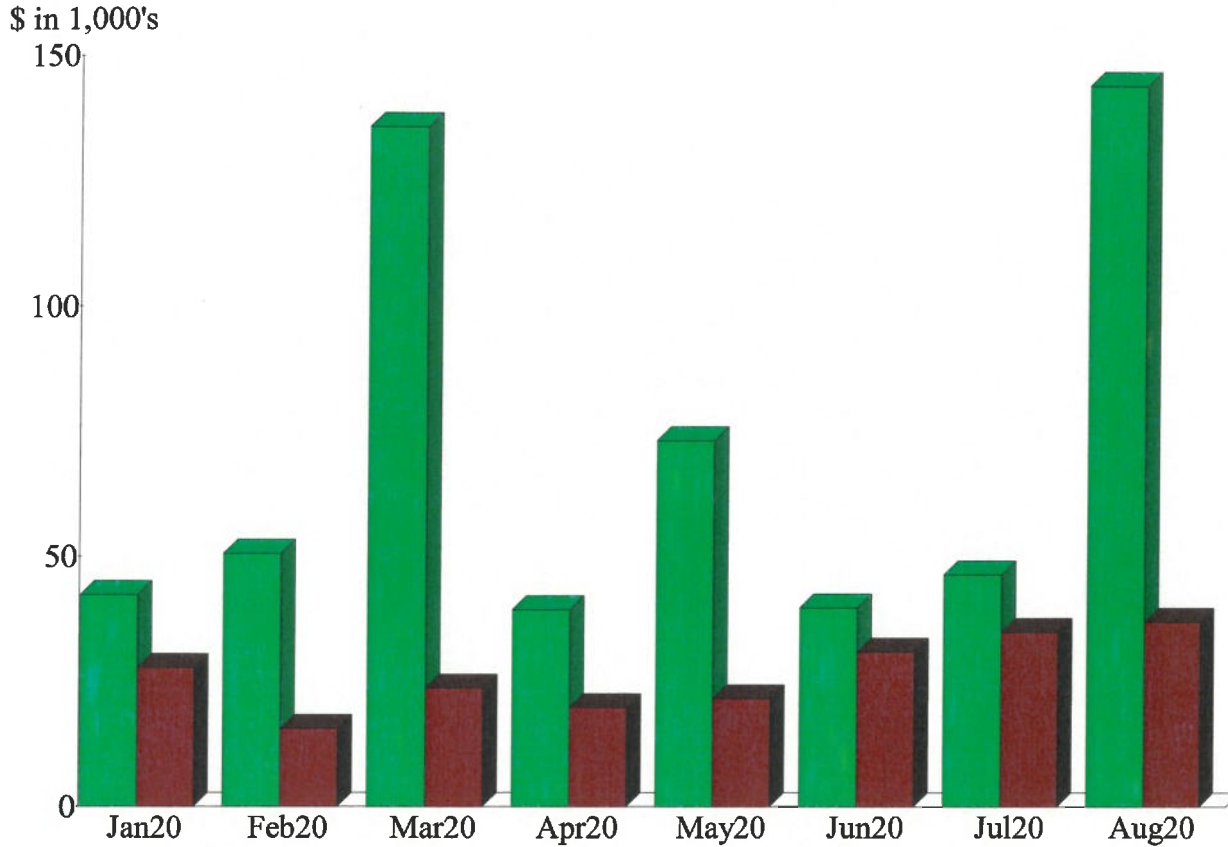
Treasurer Taxes	46.45%
1-1100 · Recreation Center Dues	18.65
1-1600 · Park Fee Advance	17.87
3-1300 · Park Permit Fee	10.86
1-1200 · Trash Service	5.81
1-1000 · Late Fee	0.15
1-1300 · Rental Security Deposit	0.11
1-180 · Covenant Violation Fine	0.10
<b>Total</b>	<b>\$571,495.91</b>



By Account

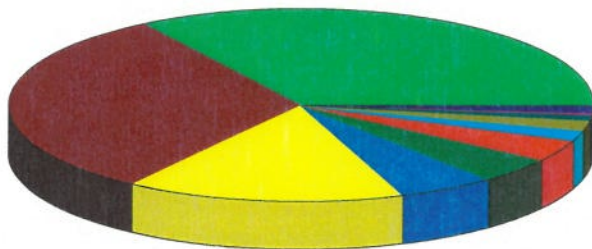
Income and Expense by Month  
January through August 2020

Income  
Expense



Expense Summary  
January through August 2020

1-6200 · Park/ Landscape	34.10%
6570 · Professional Fees	31.31
1-2000 · Recreation Center	15.47
1-6180 · Insurance	5.43
6560 · Payroll Expenses	4.45
1-2001 · Pool Expense	3.78
2-6000 · Capital Improvements	1.90
Treasurer's Fee	1.78
1-1900 · Copies & Postage	1.08
1-6620 · Rental Security Deposit Refund	0.38
Other	0.32
<b>Total</b>	<b>\$211,175.60</b>



By Account



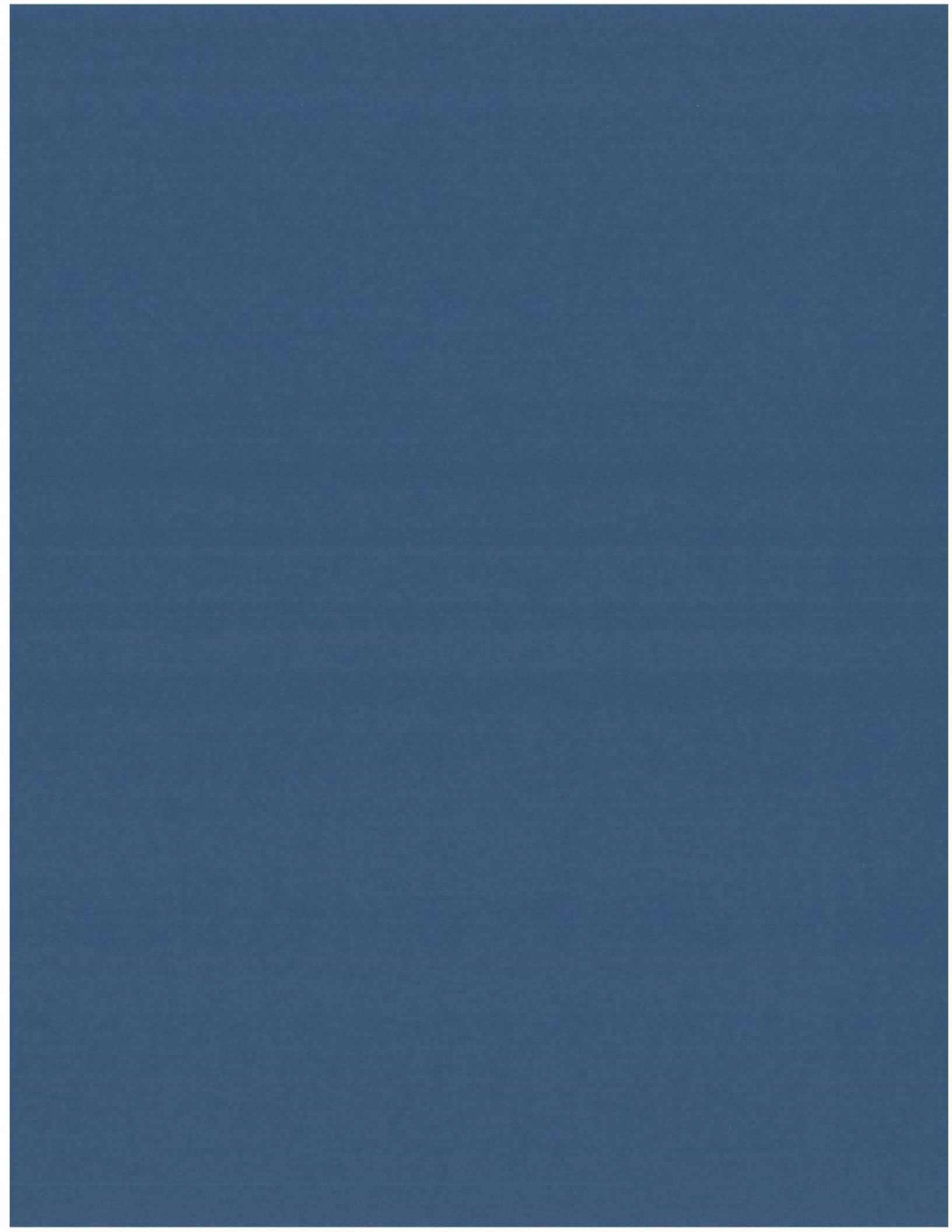


The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses, income, and any other financial activities. The text explains that proper record-keeping is essential for identifying trends, managing cash flow, and preparing for tax obligations.

Next, the document addresses the need for regular reconciliation. It states that comparing the company's internal records with bank statements and other external sources is crucial for catching errors early. This process helps to ensure that the books are balanced and that there are no discrepancies between what the company reports and what the banks show. Regular reconciliation also provides a clear picture of the company's current financial position.

The document then discusses the importance of budgeting and forecasting. It explains that setting a budget allows a company to plan its future financial needs and allocate resources effectively. Forecasting helps in understanding potential risks and opportunities, enabling the company to make informed decisions. The text provides tips on how to create a realistic budget and how to adjust it as circumstances change.

Finally, the document covers the importance of staying up-to-date with financial regulations and tax laws. It notes that the financial landscape is constantly evolving, and companies must stay informed to avoid penalties and ensure compliance. The text suggests consulting with a professional accountant or tax advisor to stay current on the latest regulations and to optimize the company's financial performance.







**WALKER SCHOOLER**  
**DISTRICT MANAGERS**

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**MEMORANDUM**

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**TO:** VENTANA METROPOLITAN DISTRICT BOARD OF DIRECTORS  
**FROM:** REBECCA HARDEKOPF  
**SUBJECT:** MONTHLY MANAGERS REPORT FOR SEPTEMBER 9, 2020 MEETING  
**DATE:** SEPTEMBER 2, 2020  
**CC:** KEVIN WALKER  
BOARD PACKET

**Management matters**

- Security Cost split with Challenger – Preparing invoice from Ventana to Challenger
- Grant Application for COVID-19 relief – 7/7/2020
  - Still pending approval, additional documents were requested

**Recreation Center Update**

- Aquatic Facility Employee status update
- Recreation Center Operations surrounding COVID-19
  - Only change to not allow Walk-Ins
- Need to consider multiple repairs to the Pool Mechanical Room before next season
  - Awaiting opinion from Front Range Aquatech to specify the repairs needed and possible cost(s), pending their scheduled opinion
- Pool is still scheduled to close 10/5/2020 as we notice this date best fits temperature trends.
  - Requested for Spa to remain open if not being drained right away

**Landscape Maintenance Status/ Review**

- We are in the process of giving a 30-day termination notice to current landscaper
  - Mike Rothe is currently fighting cancer
  - Prepared to have Weisberg hired to finish out the year and get bids for next year
- Got a contract with a horticulturalist to analyze the park
- Request for Bike Racks to be installed by mailboxes near stairs to entrance for Park

**VCC Matters**

- Violations mostly for landscape, currently 3 property receiving fines weekly for violations related to trash, dog feces, building ground maintenance
- New VCC positions will need to be considered at this month's meeting
  - Received 2 residents' letter of interest

# Ventana Turf Field Inspection

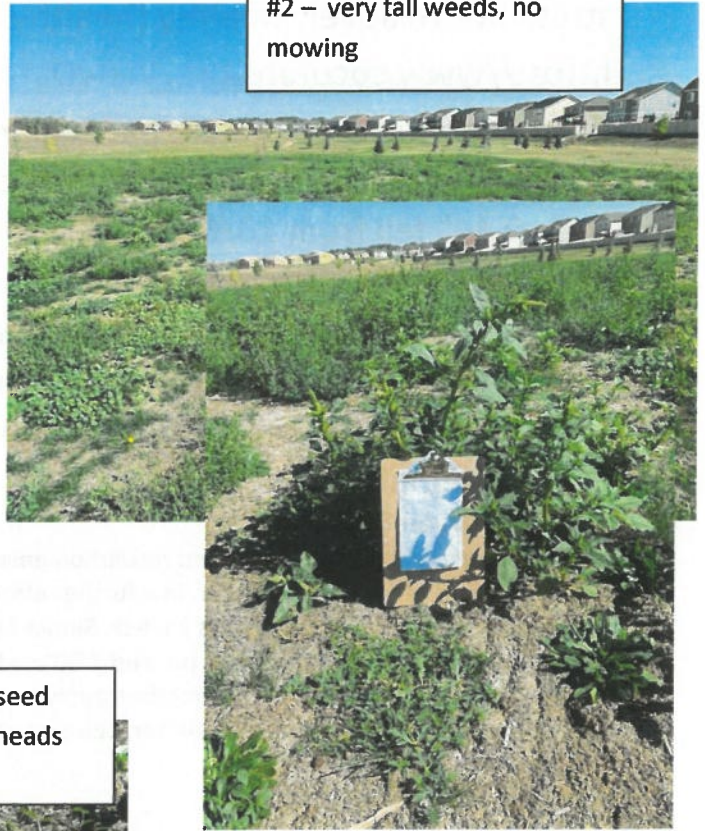
8/13/2020

#1 –

Google sat image 10/6/2019



#2 – very tall weeds, no mowing



#3 – Evidence of slit seed and example of Goatheads (or Puncturevine)



#4-5 – poor irrigation practices, example of dormant 'healthy' turf by park.





### For background:

Image #1 -- the Google image taken last October 6 shows the turf fields in drought stress but relatively healthy (healthy dormancy as we say). Using this site:

<https://www.cocorahs.org/ViewData/ListDailyPrecipReports.aspx>

I reviewed the data on one particular weather station in Fountain from Sept 6, 2020- Oct 6, 2020 and the accumulated precip for that one month = 0.51" but of that, 0.44" fell from 10/6 – 10/9 – so it was an extremely dry September into October (I remember, too and it was warmer than average). The irrigation circles from sprinkler heads is evident. Irrigation to me looks like it should have been run more during that critical time going into blowout season and winter. I found this ordinance passage on the City of Fountain website. 3 days a week were needed in September into October.

#### **Voluntary Water Restrictions**

In 2009 Fountain City Council adopted resolution encouraging voluntary water restrictions between June and September each year thereafter. In a further effort to control demand, occupants are encouraged to limit outdoor watering to three days a week. Similarly, all community members are encouraged to limit outdoor watering to between 10:00 pm and 7:00 am to reduce water lost to evaporation and maintain healthy lawns. These water saving practices apply to all customer category types. They are promoted through the monthly water bill newsletter, LED signs throughout the city, the city website, social media and hard copy handouts.

Regarding the poor drainage issue presented by the contractor, it is feasible that poorly drained soils can cause issues with turfgrass having shallow roots and coupled with a dry winter (like 2019-2020) significant winterkill can happen. Looking back this spring at least in the Colorado Springs area, winterkill was not too much of a problem compared to other years. There must have been more variables at play. Winterkill can occur for lots of reasons on turf; drought, too early on blowout and/or too late on activation of irrigation and spider mites are the main cause. Heavy foot traffic is another variable but that area is just too big for concentrated traffic (like a school field, for example). Ice can kill turf (ask any golf course super) but those exposed areas couldn't have had that ice issue. Most times winterkill is a no-fault issue unless the turf went into winter dormant from lack of water or turned on too late in the spring so that make me curious when the irrigation was winterized and activated. Regarding winter watering of large turf areas, it is almost cost prohibitive to water that large of a turf area in a



dry winter. Imagine your own home, it is easy to get the sprinkler out 1 time/month; not acres of turf.

Image #2 & 3 -- I found no rules governing establishments of new lawns by seed or sod. It was stated that the fields were seeded on 6/26, 1.5 months later there should have been more significant germination and growth. With the climate we had in June and July this year, it would have taken 3 times/day for 4 weeks, then slowly weening it to 8-10 weeks for the seeding to be successful. I also would have adjusted the rotors and fanned them out with the interrupter screw during the germination process and then backed them out after. 15-20 minutes each zone 3 times/day. That type of field should be seeded with a 50/50 rye/bluegrass sports field blend. Weeds will always grow when there is a seeding job but the job of the contractor is to keep it mowed to suppress weed growth while allowing the grass seed to germinate. It actually helps the seed to have some shading by way of weeds. Once the new seed has been mowed 3 times it is safe to handle a broadleaf herbicide. Mowing over new seed will not harm it, golf courses do it every day. Considering the lack of germination, it is my belief that the irrigation was not set right to be successful.

Image #4 &5 – Right now there is significant drought stress in the turf that didn't get the winterkill. Management of the lawns needs to be understood with the contractor.

Going forward – I recommend:

- Goatheads are pervasive out there (image #3). The seed heads are green but mature. If sprayed, those seeds will dry up and be a 'thorn' in everyone's sides for years to come. I recommend manually pulling them before herbicide treatment and doing it soon.
- Perform a Speedzone herbicide treatment to all areas roughly 5-7 days after mowing.

- While weeds are dying, do an irrigation assessment and make certain functionality and there is matched precipitation on the rotor heads. This will be crucial for another seeding job.
  - Example - full circle heads 4 gal/min, half 2 gal/min and quarter 1.5 gal/min
  - Or 8 gal full, 4 half and 2 quarter.
  - It all depends on system infrastructure.
  - Make sure heads aren't blocked, tilted, etc.
- 1-2 weeks later check efficacy of herbicide and spot treat if necessary.
- 7 days after any Speedzone treatment, perform the seeding with a 50/50 rye/blue sports mix
- Follow watering guidelines mentioned above and use the climate/weather to change as needed.
- Winterize the irrigation as late as possible. Wrap the backflow fully and if there is an electrical outlet nearby, utilize heat tape on the backflow to keep it on as long as possible.
- If an early freeze comes, just drain the exposed pipes, do not blow out. Wait to the last minute.
- If there is budget for some winter water, find the nearest hydrant and firehose water on the new seed.
- Activate irrigation as early as possible. Even if in March the area only gets one watering in before a cold snap, do it. Most of the time if the ground is thawed you treat it just like in the fall with draining exposed pipes.
- Follow standard fertilizer regimes.

## Eric Moroski

- BS Horticulture, Colorado State University 1990
- NALP Landscape Industry Certified – Hardscapes and softscapes
- Worked at Lawn Doctor for 6 years in late 90's, worked on almost every golf course in Colorado Springs at one time.
- Past president of CALCP, Colorado Arborists and Lawncare Professionals
- Past president of GreenCO – 5 year term, umbrella for every horticulture trade in CO
- Current landscape contractor who also performs tree valuations and consultations.
- Expert irrigation skills

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and any other financial activity. The text explains that proper record-keeping is essential for identifying trends, managing cash flow, and complying with tax regulations. It also notes that clear records can help in resolving disputes and providing evidence in legal proceedings.

The second part of the document focuses on the classification of assets and liabilities. It provides a detailed breakdown of how different types of assets, such as cash, accounts receivable, inventory, and property, should be categorized and valued. Similarly, it discusses the classification of liabilities, including accounts payable, loans, and other obligations. The text highlights the importance of using consistent accounting methods and standards to ensure that the financial statements are comparable and reliable. It also mentions the need for regular audits and reconciliations to detect and correct any errors or discrepancies.

The final part of the document addresses the preparation of financial statements. It outlines the steps involved in calculating net income, determining the balance sheet, and preparing the cash flow statement. The text provides practical advice on how to organize the data, perform the calculations, and present the information in a clear and concise manner. It also discusses the importance of reviewing the statements for accuracy and consistency before they are finalized. The document concludes by emphasizing that a thorough understanding of accounting principles and practices is crucial for anyone responsible for managing the financial affairs of a business.



The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and transfers. The document also highlights the need for regular reconciliation of accounts to identify any discrepancies early on.

In the second part, the author provides a detailed breakdown of the accounting cycle. It starts with identifying the accounting period and ends with the preparation of financial statements. Each step is explained in detail, including the necessary journal entries and the use of T-accounts to organize the data. The document stresses that following these steps meticulously is crucial for producing reliable financial information.

The third section focuses on the classification of accounts. It explains how to distinguish between assets, liabilities, and equity accounts, as well as the difference between debit and credit entries. This part is particularly useful for students who are learning the basics of accounting for the first time. It provides clear examples and rules to help them understand the underlying principles.

Finally, the document concludes with a summary of the key points discussed. It reiterates the importance of accuracy, consistency, and transparency in accounting. The author encourages readers to practice regularly and seek help when needed to master the subject. The overall tone is educational and supportive, aiming to help readers gain a solid understanding of accounting fundamentals.

Eric J. Farrar  
10876 Traders Parkway  
Fountain, CO 80817  
[eifarrar@gmail.com](mailto:eifarrar@gmail.com)  
(719)799-3260

Letter of interest to serve on the Ventana Covenant Committee

I hereby declare my interest in serving on the Ventana Covenant Committee. I have been a resident of the Ventana community for over one year and am a registered voter in the state of Colorado. I hope that I can be of assistance in maintaining the value of the properties in the Ventana community through this service.

Regards,

A handwritten signature in blue ink, appearing to be 'Eric J. Farrar', written over a horizontal line.

Eric J. Farrar  
SFC (Retired), USA





**DR. GINA DI NOLA**

SOCIAL WORK: MACRO. MEZZO. MICRO

10898 Hidden Prairie Parkway  
Fountain, CO 80817  
(855) 434-6652  
DrGinaDiNola@email.com

13 August 2020

Rebecca Hardekopf  
Walker Schooler District Managers  
614 N. Tejon St.  
Colorado Springs, CO 80903

Dear Ms. Hardekopf:

The purpose of this letter is to provide you my Interest in being a Director of the Ventana Community Council (VCC).

I have been a resident of the State of Colorado since November 2016, and I have been a resident of the Ventana community since April 2019.

I have read and agree with the covenants of the council as provided by you on 06 August 2020.

Respectfully,

DR. GINA DI NOLA, MSW