WALKER SCHOOLER
DISTRICT MANAGERS

**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
United States: +1 (646) 749-3129
**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 – $ -
      - **TOTAL – $ 22,896.97**
   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 3rd QRT
      - 338 Residences as of 9/2/2020
      - 58 Reminder letters mail on 8/6/2020 for 3rd 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

**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 Busines 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 3rd QRT
        - 327 Residences as of 8/6/2020
        - 58 Reminder letters mail on 8/6/2020 for 3rd 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

_____
Rich Vorwaller, Director

_____
Patrick Jarrett, Director

_____
Jennifer Herzberg, Director

# 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 Secuirty | 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 | | | | $ - | |
| **TOTAL** | | | **$ 22,896.97** | **$ -** | **$ 22,896.97** | |

## BOND FUND ACCOUNT

| Description | Date | Amount | Comments |
|---|---|---|---|
| CH Metrobonds | | | Bond Interest Payment |
| **TOTAL** | | **$ -** | |

## CAPITAL FUND ACCOUNT

| Company | Invoice | Date | Amount | Retainage | Amount this Draw | Comments |
|---|---|---|---|---|---|---|
| | | | | | $ - | For Bond Research |
| **TOTAL** | | | **$ -** | | **$ -** | |

**TOTAL FOR ALL FUNDS** **$ 22,896.97**

_____, Director

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 |
|---|---|---|---|---|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| Developer Advances | 0.00 | 72,000.00 | -72,000.00 | 0.0% |
| Treasurer Taxes | | | | |
| 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% |
| Total Treasurer Taxes | 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% |
| Total 1-1100 · Recreation Center Dues | 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% |
| Total Income | 571,495.91 | 636,318.97 | -64,823.06 | 89.8% |
| Gross Profit | 571,495.91 | 636,318.97 | -64,823.06 | 89.8% |
| Expense | | | | |
| Treasurer's Fee | | | | |
| 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 | | | |
| Total Treasurer's Fee | 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 | | | |
| Total 1-2000 · Recreation Center | 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% |
| Total 1-2001 · Pool Expense | 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% |

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

| | Jan - Aug 20 | Budget | $ Over Budget | % of Budget |
|---|---|---|---|---|
| 1-6200 · Park/ Landscape | | | | |
| 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% |
| Total 1-6200 · Park/ Landscape | 72,010.13 | 110,000.00 | -37,989.87 | 65.5% |
| 1-6620 · Rental Security Deposit Refund | 800.00 | 2,000.00 | -1,200.00 | 40.0% |
| 2-6000 · Capital Improvements | 4,006.25 | | | |
| 2-6075 · Bond Expense | | | | |
| 2-6083 · Trustee Fee | 0.00 | 500.00 | -500.00 | 0.0% |
| Total 2-6075 · Bond Expense | 0.00 | 500.00 | -500.00 | 0.0% |
| 2-6200 · Interest Expense | 0.00 | 210,000.00 | -210,000.00 | 0.0% |
| 6560 · Payroll Expenses | 9,393.03 | | | |
| 6570 · Professional Fees | | | | |
| 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% |
| Total 6570 · Professional Fees | 66,128.08 | 1,861,193.00 | -1,795,064.92 | 3.6% |
| Total Expense | 211,175.60 | 2,325,852.77 | -2,114,677.17 | 9.1% |
| Net Ordinary Income | 360,320.31 | -1,689,533.80 | 2,049,854.11 | -21.3% |
| **Net Income** | **360,320.31** | **-1,689,533.80** | **2,049,854.11** | **-21.3%** |

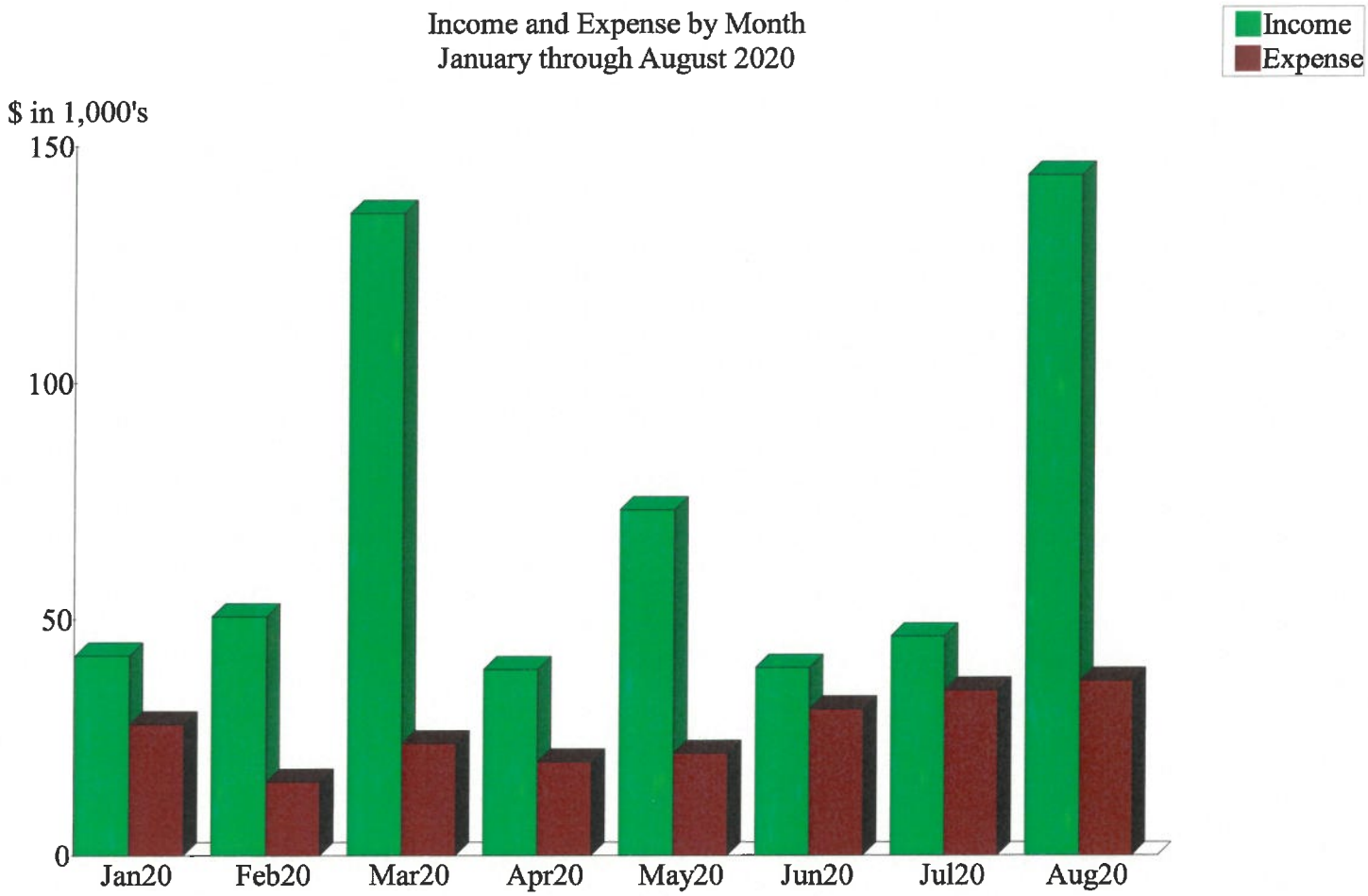
# Ventana Metropolitan District
## Balance Sheet
### As of August 31, 2020

| | | Aug 31, 20 |
|---|---|---|
| **ASSETS** | | |
| Current Assets | | |
| Checking/Savings | | |
| 1110 · Kirkpatrick Bank | | 638,249.73 |
| Total Checking/Savings | | 638,249.73 |
| Accounts Receivable | | |
| AR County Treasurer | | 2,412.27 |
| 1-1210 · Accounts Receivable | | -5,523.31 |
| 1-1230 · Property Taxes Receivable | | 158,142.01 |
| Total Accounts Receivable | | 155,030.97 |
| Other Current Assets | | |
| 1310 · Due from Developer | | 32,741.59 |
| 1390 · Undeposited Funds | | 982.50 |
| Total Other Current Assets | | 33,724.09 |
| Total Current Assets | | 827,004.79 |
| Fixed Assets | | |
| Property and Equipment | | |
| Community Improvements | 441,980.56 | |
| Total Property and Equipment | | 441,980.56 |
| 1590 · Construction in Progress | | |
| Engineering | 435.00 | |
| OPRIC | 738,692.00 | |
| Rivers Ventana LLC | 3,972,866.28 | |
| Total 1590 · Construction in Progress | | 4,711,993.28 |
| Total Fixed Assets | | 5,153,973.84 |
| **TOTAL ASSETS** | | **5,980,978.63** |
| **LIABILITIES & EQUITY** | | |
| Liabilities | | |
| Current Liabilities | | |
| Accounts Payable | | |
| 2010 · Accounts Payable | | 13,320.64 |
| Total Accounts Payable | | 13,320.64 |
| Other Current Liabilities | | |
| 2022 · Deferred Property Tax Revenue | | 158,142.01 |
| 2030 · Interest Payable | | 64,561.66 |
| 2100 · Payroll Liabilities | | 2,310.73 |
| Total Other Current Liabilities | | 225,014.40 |
| Total Current Liabilities | | 238,335.04 |
| Long Term Liabilities | | |
| Accrued Interest OPRIC | | 596,857.19 |
| Advances from OPRIC | | 738,692.00 |
| Bonds Payable - CH Metrobonds | | 4,464,400.00 |
| Total Long Term Liabilities | | 5,799,949.19 |
| Total Liabilities | | 6,038,284.23 |

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

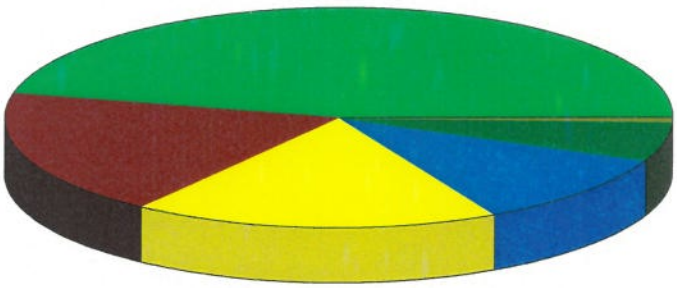
| | Aug 31, 20 |
|---|---|
| Equity | |
| 3000 · Opening Balance Equity | 24,298.52 |
| 3910 · Retained Earnings | -441,924.43 |
| Net Income | 360,320.31 |
| Total Equity | -57,305.60 |
| TOTAL LIABILITIES & EQUITY | 5,980,978.63 |

Income and Expense by Month
January through August 2020



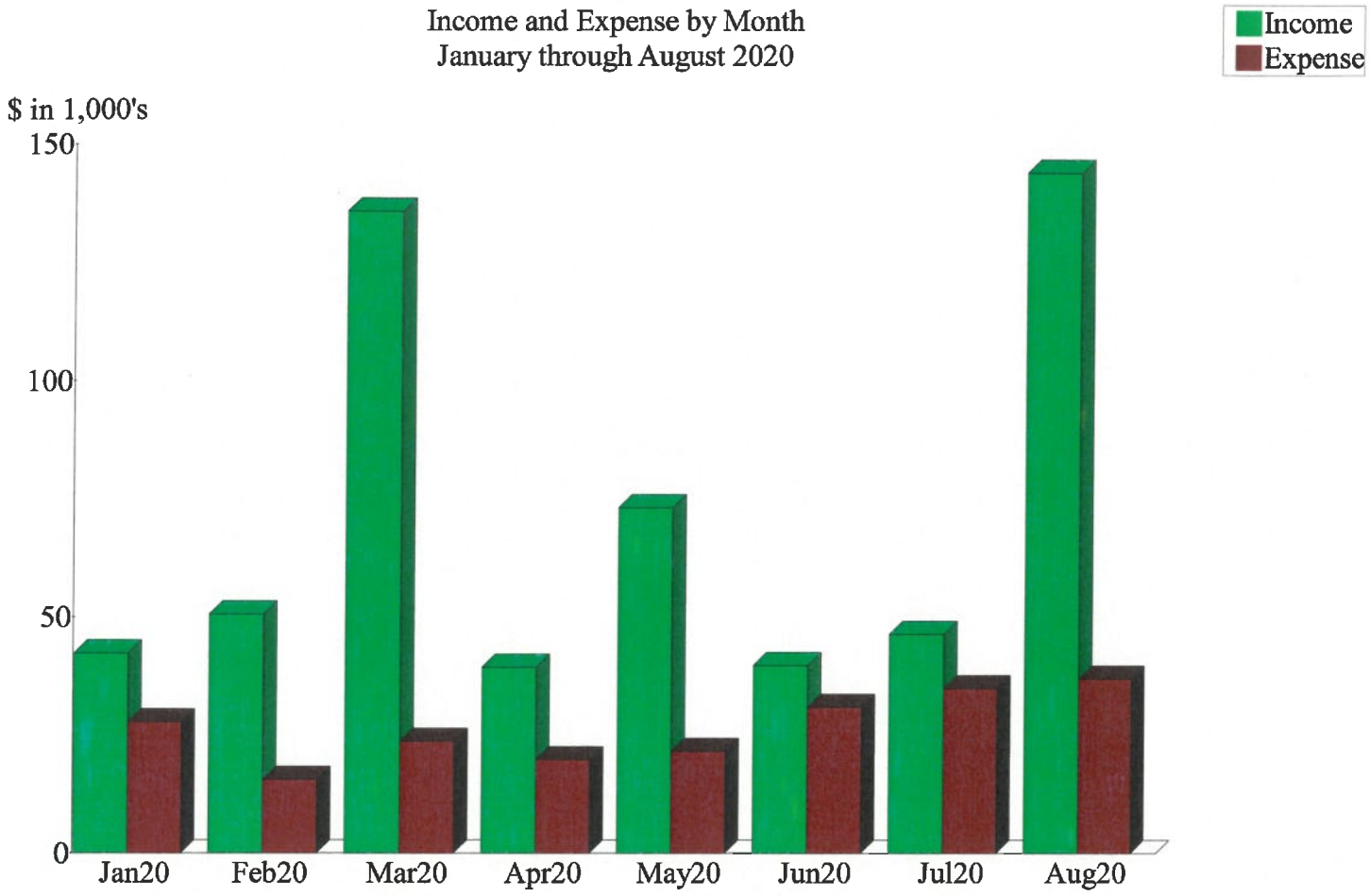

Income Summary
January through August 2020

| | |
|---|---|
| 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 |
| Total | $571,495.91 |

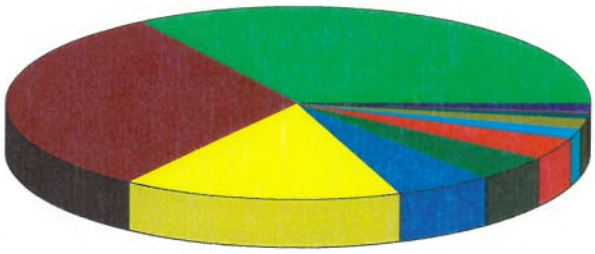


By Account

Income and Expense by Month
January through August 2020




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 |
| Total | $211,175.60 |

By Account

WALKER SCHOOLER
DISTRICT MANAGERS

# MEMORANDUM

**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

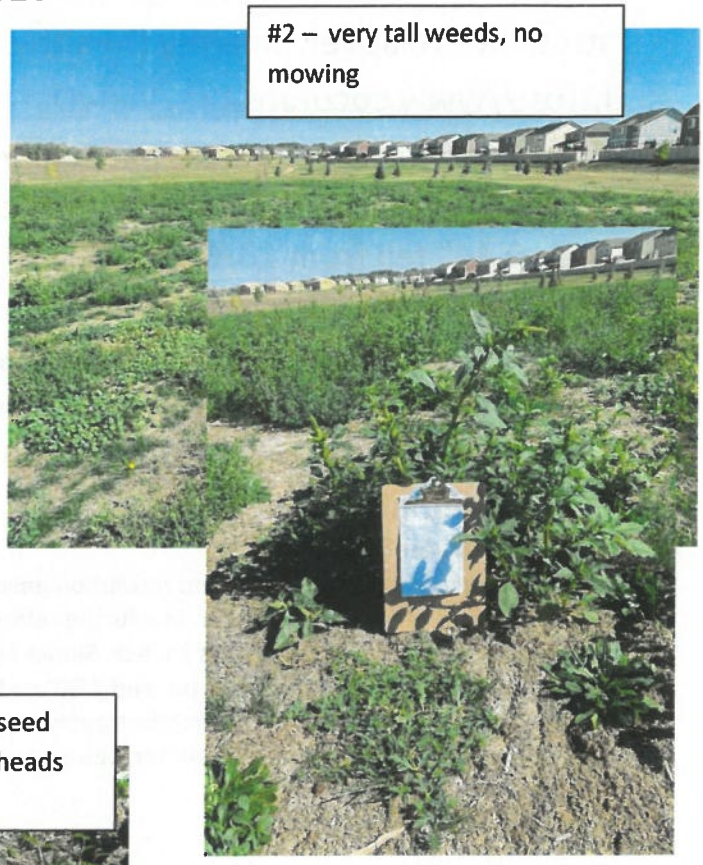
VCC Matters

- 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 sot 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 save 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

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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,

Eric J. Farrar
SFC (Retired), USA

DR. GINA DI NOLA
SOCIAL WORK: MACRO. MEZZO. MICRO

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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 M. Di Nola

DR. GINA DI NOLA, MSW