

VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

Monday, January 16, 2023 – 6:00 p.m.

11007 Hidden Prairie Parkway

Fountain, CO 80817

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

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

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 728-897-121

Board of Director	Title	Term
Eric Farrar	President	May 2025
Christina Sparks	Vice President	May 2025
Michael Laurencelle	Treasurer/ Secretary	May 2025
Patrick Jarrett	Assistant Secretary	May 2023
Jennifer Herzberg	Assistant Secretary	May 2023

Public invited to attend

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Public Comment: (Limit to 3 minutes and for items not on the agenda)
5. Regular Business Items (These items are routine and may be approved by one motion. There will be no separate discussion of these items unless requested, in which event the item will be heard immediately)
 - a. Approval of Board Meeting Minutes from the December 19, 2022, Meeting (enclosed)
 - b. Approval of Payables for the Period ending January 10, 2023 (enclosed)
 - General Fund – \$ 22,383.87
 - Bond Fund – \$ _____
 - **TOTAL – \$ 22,383.87**
 - c. Acceptance of Unaudited Financial Statements as of December 31, 2022, and the schedule of cash position updated as of December 31, 2022 (enclosed)
6. Market Update/Construction/Operations
7. Legal Matters
 - a. Bond Discussion

8. Financial Matters
 - a. Review Financial Analysis (enclosed)
9. District Management Matters & Report
 - a. Review Managers Report (enclosed) – Rebecca Hardekopf
 - b. Update on Recreation Center Operations – Kevin Whatley
 - i. Review and Consider approval for Maverick Construction Powder Coating for Pool (enclosure)
10. VCC Design Guideline Amendment
 - a. Update on Second Amendment to Design Guidelines (enclosure)
11. Review Recreation Center Rules and Regulations (enclosure)
 - a. Guest policy
 - b. Age limit on Hot Tub/ Spa
 - c. Great Room Rentals
12. Other Business:
 - a. Next regular schedule meeting is February 20, 2023, at 6:00 pm
13. Adjourn





VENTANA METROPOLITAN DISTRICT

Regular Board Meeting
11007 Hidden Prairie Parkway
Fountain, CO 80817

and via virtually: <https://meet.goto.com/622480501>

Monday, December 19, 2022 – 6:00 p.m.

Eric Farrar, President - Term to May 2025
Christina Sparks, Vice President - Term to May 2025
Michael Laurencelle, Treasurer - Term to May 2025
Patrick Jarrett, Assistant Secretary - Term to May 2023
Jennifer Herzberg, Assistant Secretary - Term to May 2023

MINUTES

1. Call to Order: President Farrar called the meeting to order at 6:00 PM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Farrar confirmed a quorum was present. All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl.

Directors in attendance were:

Eric Farrar
Christina Sparks
Michael Laurencelle
Patrick Jarrett
Jennifer Herzberg

Also in attendance were:

Rebecca Harris, WSDM – District Managers

3. Approval of Agenda: Director Laurencelle moved to approve the Agenda as presented; seconded by Director Sparks. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Regular Business Items
 - a. Approval of Board Meeting Minutes from the November 21, 2022 Meeting
 - b. Approval of Payables for the Period ending December 19, 2022
 - General Fund – \$ 40,481.76
 - Bond Fund – \$ _____
 - TOTAL – \$ 40,481.76
 - c. Acceptance of Unaudited Financial Statements as of November 30, 2022 and the schedule of cash position updated as of November 30, 2022

After review, Director Herzberg moved to approve the Regular Business Items; 5.a, 5.b, and 5.c as presented; seconded by President Farrar. Motion passed unanimously.

6. Market Update/Construction/Operations: Director Jarrett reported they continue to see positive sales and closings each month in Ventana South. Phase 1 of filing 2 is complete and they anticipate moving forward with phase 2 as the weather allows, and hopefully paving by April or May.
7. Legal Matters
 - a. Bond Discussion and Update – No Update
8. Financial Matters
 - a. Review Financial Analysis: Ms. Harris presented a draft financial analysis on when the District could sustain its own expenses. Based on a conservative analysis, the District will break even from developer funds in 2026 and the District could sustain itself in 2027. Ms. Harris noted she will present a more detailed analysis at the next meeting.
9. District Management Matters & Report
 - a. Review Managers Report: Ms. Harris presented the monthly Manager’s Report. She noted issues with the post office and parcel boxes that she is working to get resolved.
 - b. Update on Recreation Center Operations: Ms. Harris provided an update on Recreation Center operations. She noted an issue with a resident using the warming oven to cook food that resulted in a large mess. The resident was charged back for the cleaning costs, and they have since paid.
10. VCC Design Guideline Amendment:
 - a. Discuss the VCC recommendation to amend the Design Guidelines to specify front yard fencing: Ms. Harris discussed a recommendation from the VCC Board to provide guidelines for front yard fencing. Director Jarrett recommended checking with utilities to make sure there is no issue with a front fence and the ability to check meters. The Board agreed to have front yard fencing requests be reviewed on a case by case basis due to the large variation of fencing options. Director Sparks moved to amend the Design Guidelines to include a provision for decorative front yard fencing be approved on a case by case basis by the VCC; seconded by Director Herzberg. Motion passed unanimously.
11. Other Business:
 - a. Next regular schedule meeting is January 16, 2023, at 6:00 PM.
12. Adjourn: President Farrar moved to adjourn at 6:24 PM; seconded by Director Sparks. Motion passed unanimously.

Respectfully submitted,

By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL DECEMBER 19, 2022
MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF
DIRECTORS SIGNING BELOW:

Eric Farrar, President

Christina Sparks, Vice President

Michael Laurencelle, Treasurer

Patrick Jarrett, Assistant Secretary

Jennifer Herzberg, Assistant Secretary



Ventana Metropolitan District
PAYMENT REQUEST
1/16/2023
GENERAL FUND ACCOUNT

Company	Invoice	Date		Comments
Basset Heating & Air Conditioning	32248918	9/21/2022	89.00	
Black Hills Engergy	5322274450	12/30/2022	437.75	
City of Fountain Utilities	10005472-02	12/16/2022	577.93	Auto Pay - Rec
City of Fountain Utilities	10005630-03	12/16/2022	131.96	Auto Pay - Park
City of Fountain Utilities	10005686-02	12/16/2022	51.23	Auto Pay - Tract
City of Fountain Utilities	10006794-01	12/16/2022	51.23	Auto Pay - Tract
City of Fountain Utilities	10006795-00	12/16/2022	25.00	Auto Pay - Tract
Colorado Springs Cleaning Supplies	91307	12/28/2022	171.71	
Comcast	849790010058248	1/2/2023	376.59	
HBS	FR2706730	12/31/2022	7,043.29	
Signal 88, LLC	3617583	1/1/2023	830.18	
Walker Schooler District Managers	7297	12/31/2022	3,361.75	
Weisburg Landscape Maintenance	48380	12/13/2022	3,800.00	
Weisburg Landscape Maintenance	48381	12/13/2022	285.00	
Weisburg Landscape Maintenance	48497	12/31/2022	4,420.00	
Weisburg Landscape Maintenance	48549	1/3/2023	731.25	
TOTAL			\$ 22,383.87	



Ventana Metropolitan District
Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1105 · Eastern Colorado Bank -Checking	180,809.90
1106 · Eastern Colorado Bank - Savings	11,145.04
1110 · Kirkpatrick Bank	4,396.87
Total Checking/Savings	196,351.81
Accounts Receivable	0.00
Other Current Assets	
1310 · Due from Developer	32,741.59
1390 · Undeposited Funds	645.16
Total Other Current Assets	33,386.75
Total Current Assets	229,738.56
Fixed Assets	
Property and Equipment	
Community Improvements	460,261.56
Total Property and Equipment	460,261.56
1505 · Parks	1,500,000.00
1510 · Pool	718,000.00
1540 · Accumulated Depreciation	-597.00
Total Fixed Assets	2,677,664.56
TOTAL ASSETS	2,907,403.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	23,365.24
Total Accounts Payable	23,365.24
Other Current Liabilities	
2035 · Interest Payalbe OPRIC	611,811.00
2100 · Payroll Liabilities	3,149.70
Total Other Current Liabilities	614,960.70
Total Current Liabilities	638,325.94
Long Term Liabilities	
Accrued Interest OPRIC	862,371.19
Advances from OPRIC	738,692.00
Bonds Payable - CH Metrobonds	4,464,400.00
Total Long Term Liabilities	6,065,463.19
Total Liabilities	6,703,789.13
Equity	
3000 · Opening Balance Equity	24,298.52
3910 · Retained Earnings	-3,736,374.82
Net Income	-84,309.71
Total Equity	-3,796,386.01
TOTAL LIABILITIES & EQUITY	2,907,403.12

Ventana Metropolitan District Profit & Loss Budget vs. Actual

January through December 2022

TOTAL

	<u>Dec 22</u>	<u>Jan - Dec 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Income					
Treasurer Taxes					
1-1400 · Current - O&M	0.00	106,304.59	106,304.92	-0.33	100.0%
1-1500 · Specific Ownership - O&M	845.45	10,149.45	7,441.34	2,708.11	136.39%
1-1520 · Delinquent Int - O&M	0.00	12.10			
2-1000 · Current- Debt	0.00	387,316.58	387,317.76	-1.18	100.0%
2-1200 · Specific Ownership - Debt	3,080.38	36,979.17	27,112.24	9,866.93	136.39%
2-1220 · Delinquent Int - Debt	0.00	44.06			
Total Treasurer Taxes	<u>3,925.83</u>	<u>540,805.95</u>	<u>528,176.26</u>	<u>12,629.69</u>	<u>102.39%</u>
1-1000 · Late Fee	178.26	2,550.98	500.00	2,050.98	510.2%
1-1100 · Recreation Center Dues					
1-1105 · Ventana Residents	-3,571.35	178,926.65	160,000.00	18,926.65	111.83%
1-1100 · Recreation Center Dues - Other	0.00	129.09			
Total 1-1100 · Recreation Center Dues	<u>-3,571.35</u>	<u>179,055.74</u>	<u>160,000.00</u>	<u>19,055.74</u>	<u>111.91%</u>
1-1200 · Trash Service	1,467.26	66,243.13	68,400.00	-2,156.87	96.85%
1-1300 · Rental Security Deposit	0.00	400.00			
1-1600 · Park Fee Advance	0.00	6,000.00			
1-180 · Covenant Violation Fine	50.00	1,105.69	500.00	605.69	221.14%
1-1920 · CVRF Grant	0.00	8,500.00			
3-1300 · Park Permit Fee	18,060.00	33,768.00			
Total Income	<u>20,110.00</u>	<u>838,429.49</u>	<u>757,576.26</u>	<u>80,853.23</u>	<u>110.67%</u>
Gross Profit	20,110.00	838,429.49	757,576.26	80,853.23	110.67%
Expense					
Fees Due					
Permits	0.00	110.00			
Total Fees Due	<u>0.00</u>	<u>110.00</u>			
Treasurer's Fee					
1-1450 · O&M-Treasurer's Collection Fee	0.00	1,594.75	1,594.57	0.18	100.01%
2-1050 · Debt-Treasurer's Collection Fee	0.00	5,810.40	5,809.77	0.63	100.01%
Total Treasurer's Fee	<u>0.00</u>	<u>7,405.15</u>	<u>7,404.34</u>	<u>0.81</u>	<u>100.01%</u>
1-1700 · Audit	0.00	8,825.00	9,000.00	-175.00	98.06%
1-1800 · Board Election	0.00	5,151.25	10,000.00	-4,848.75	51.51%
1-1900 · Copies & Postage	0.00	4,124.30			
1-2000 · Recreation Center					
1-2300 · Utilities	1,386.01	39,656.72	35,000.00	4,656.72	113.31%
1-2302 · Cleaning Service	0.00	9,451.40	16,800.00	-7,348.60	56.26%
1-2305 · Security	843.57	10,761.87	14,000.00	-3,238.13	76.87%
1-2306 · Maintenance/ Repairs	0.00	5,456.71	5,000.00	456.71	109.13%
1-2310 · Supplies	939.11	4,550.84	4,000.00	550.84	113.77%
Total 1-2000 · Recreation Center	<u>3,168.69</u>	<u>69,877.54</u>	<u>74,800.00</u>	<u>-4,922.46</u>	<u>93.42%</u>

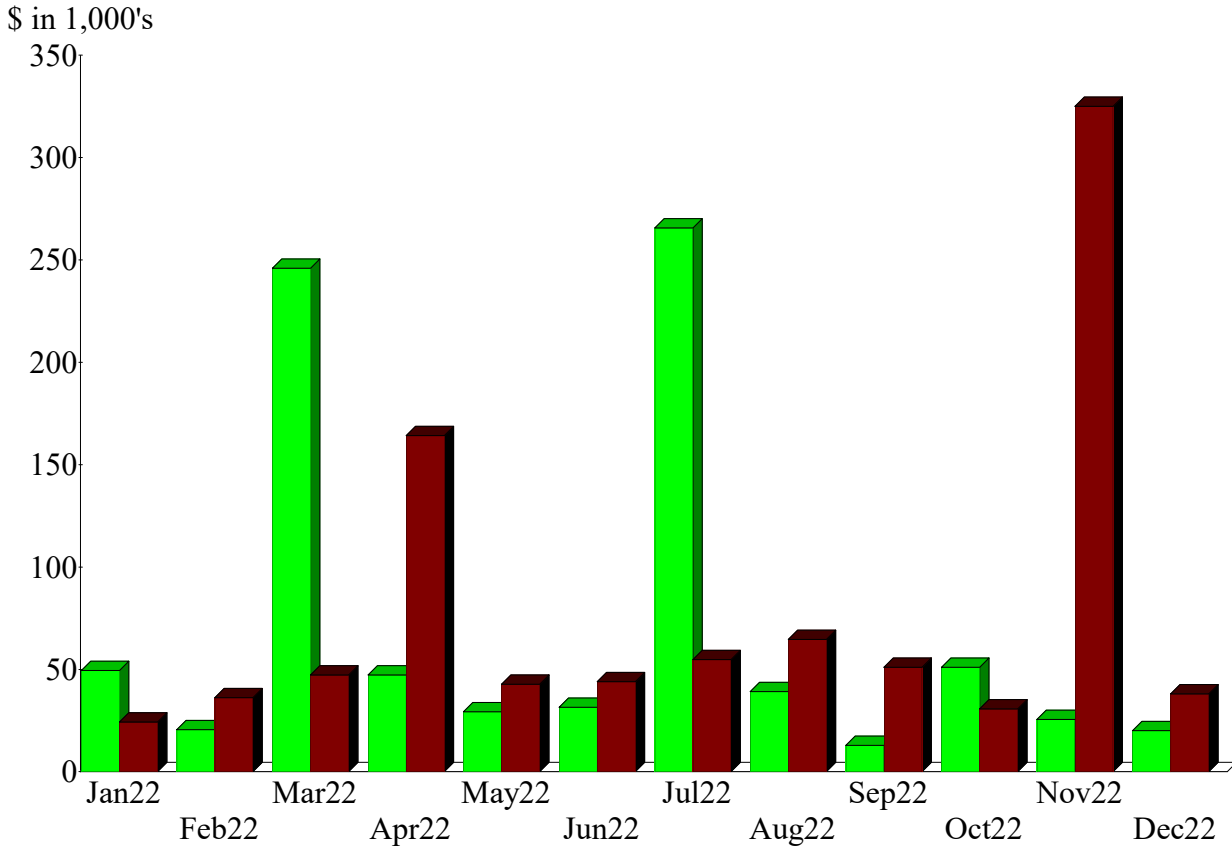
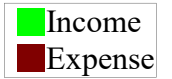
Ventana Metropolitan District Profit & Loss Budget vs. Actual

January through December 2022

TOTAL

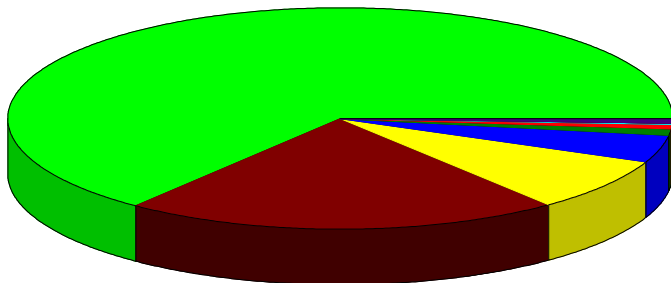
	<u>Dec 22</u>	<u>Jan - Dec 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
1-2001 · Pool Expense					
1-2010 · Season Start Up/ Finish	0.00	585.80	6,000.00	-5,414.20	9.76%
1-2020 · Chemicals	0.00	9,781.26	8,000.00	1,781.26	122.27%
1-2030 · Summer Operations	0.00	0.00	10,000.00	-10,000.00	0.0%
1-2040 · Water	0.00	0.00	250.00	-250.00	0.0%
1-2050 · Repair/ Maintenance	0.00	604.50	5,000.00	-4,395.50	12.09%
1-2001 · Pool Expense - Other	0.00	350.00			
Total 1-2001 · Pool Expense	<u>0.00</u>	<u>11,321.56</u>	<u>29,250.00</u>	<u>-17,928.44</u>	<u>38.71%</u>
1-6020 · Advertising	0.00	44.46			
1-6090 · Business License & Fees	0.00	10.00			
1-6160 · Dues and Subscriptions	0.00	828.82	1,000.00	-171.18	82.88%
1-6180 · Insurance	12,829.00	14,429.47	12,500.00	1,929.47	115.44%
1-6200 · Park/ Landscape					
1-6205 · Maintenance	8,505.00	68,732.34	85,000.00	-16,267.66	80.86%
1-6210 · Utilities	259.42	46,303.76	70,000.00	-23,696.24	66.15%
Total 1-6200 · Park/ Landscape	<u>8,764.42</u>	<u>115,036.10</u>	<u>155,000.00</u>	<u>-39,963.90</u>	<u>74.22%</u>
1-6240 · Miscellaneous	0.00	0.00	10,000.00	-10,000.00	0.0%
1-6490 · Office Supplies	0.00	1,542.10	5,000.00	-3,457.90	30.84%
1-6620 · Rental Security Deposit Refund	0.00	4,215.38			
2-6000 · Capital Improvements	0.00	20,029.86			
2-6075 · Bond Expense					
Cost of Issuance	0.00	18,399.00			
2-6080 · Legal	0.00	53,802.35			
Total 2-6075 · Bond Expense	<u>0.00</u>	<u>72,201.35</u>			
2-6200 · Interest Expense					
2-6202 · Loan Interest	0.00	360,915.19			
Total 2-6200 · Interest Expense	<u>0.00</u>	<u>360,915.19</u>			
6560 · Payroll Expenses	10,288.07	78,837.71	75,000.00	3,837.71	105.12%
6570 · Professional Fees					
1-2500 · Trash Service	0.00	71,415.87	50,000.00	21,415.87	142.83%
1-2701 · District Management	1,700.00	34,700.00	36,000.00	-1,300.00	96.39%
1-2705 · VCC - Covenant Enforcement	1,307.50	26,197.50	28,500.00	-2,302.50	91.92%
1-6572 · Legal Fees	0.00	13,965.57	15,000.00	-1,034.43	93.1%
Total 6570 · Professional Fees	<u>3,007.50</u>	<u>146,278.94</u>	<u>129,500.00</u>	<u>16,778.94</u>	<u>112.96%</u>
Total Expense	<u>38,057.68</u>	<u>921,184.18</u>	<u>518,454.34</u>	<u>402,729.84</u>	<u>177.68%</u>
Net Ordinary Income	-17,947.68	-82,754.69	239,121.92	-321,876.61	-34.61%
Other Income/Expense					
Other Income					
2-7010 · Interest Income - Debt	24.11	225.65			
7030 · Other Income	0.00	0.02			
Total Other Income	<u>24.11</u>	<u>225.67</u>			
Other Expense					
8010 · Other Expenses	0.00	1,780.69			
Total Other Expense	<u>0.00</u>	<u>1,780.69</u>			
Net Other Income	<u>24.11</u>	<u>-1,555.02</u>			
Net Income	<u>-17,923.57</u>	<u>-84,309.71</u>	<u>239,121.92</u>	<u>-323,431.63</u>	<u>-35.26%</u>

Income and Expense by Month
January through December 2022



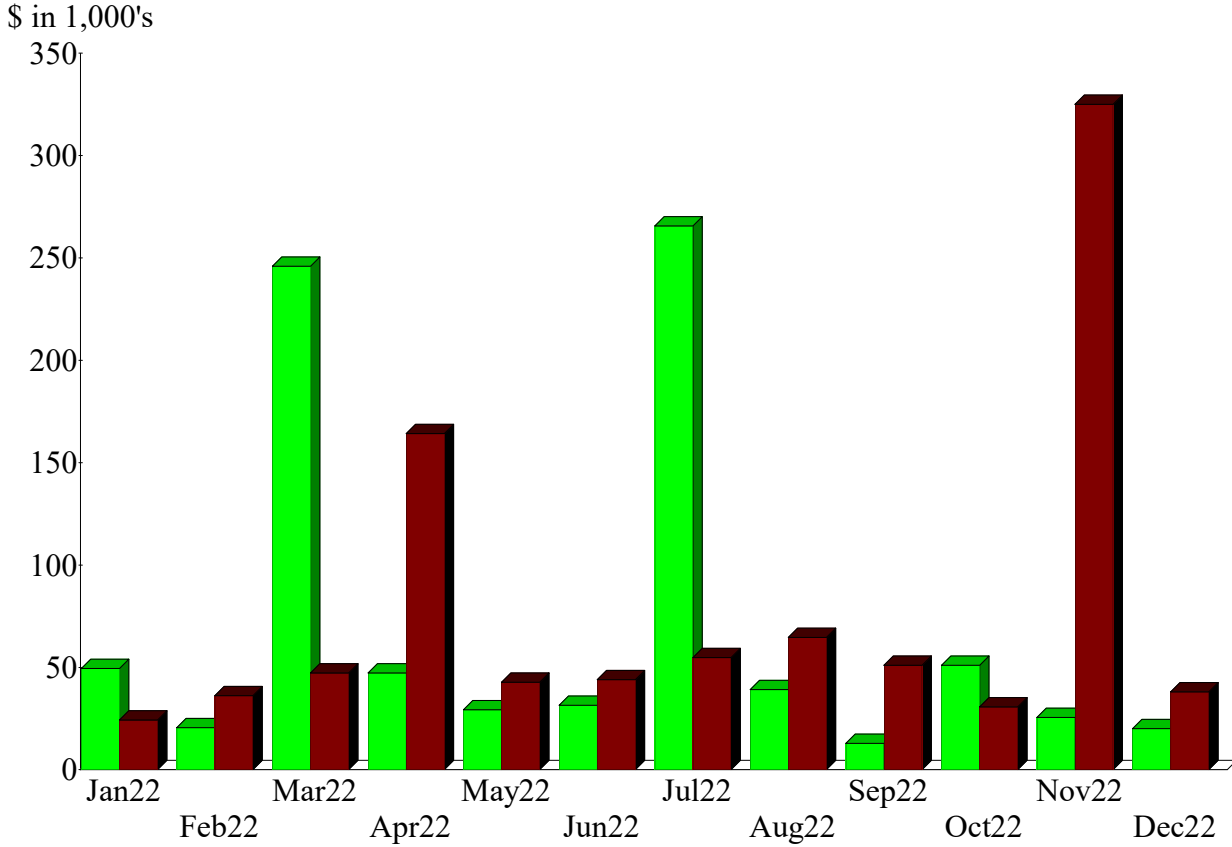
Income Summary
January through December 2022

Treasurer Taxes	64.48%
1-1100 · Recreation Center Dues	21.35
1-1200 · Trash Service	7.90
3-1300 · Park Permit Fee	4.03
1-1920 · CVRF Grant	1.01
1-1600 · Park Fee Advance	0.72
1-1000 · Late Fee	0.30
1-180 · Covenant Violation Fine	0.13
1-1300 · Rental Security Deposit	0.05
2-7010 · Interest Income - Debt	0.03
7030 · Other Income	0.01
Total	\$838,655.16



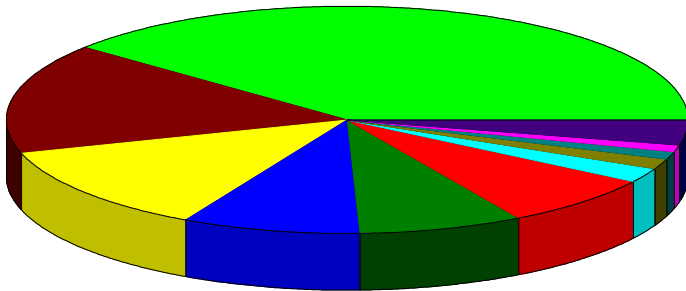
By Account

Income and Expense by Month
January through December 2022



Expense Summary
January through December 2022

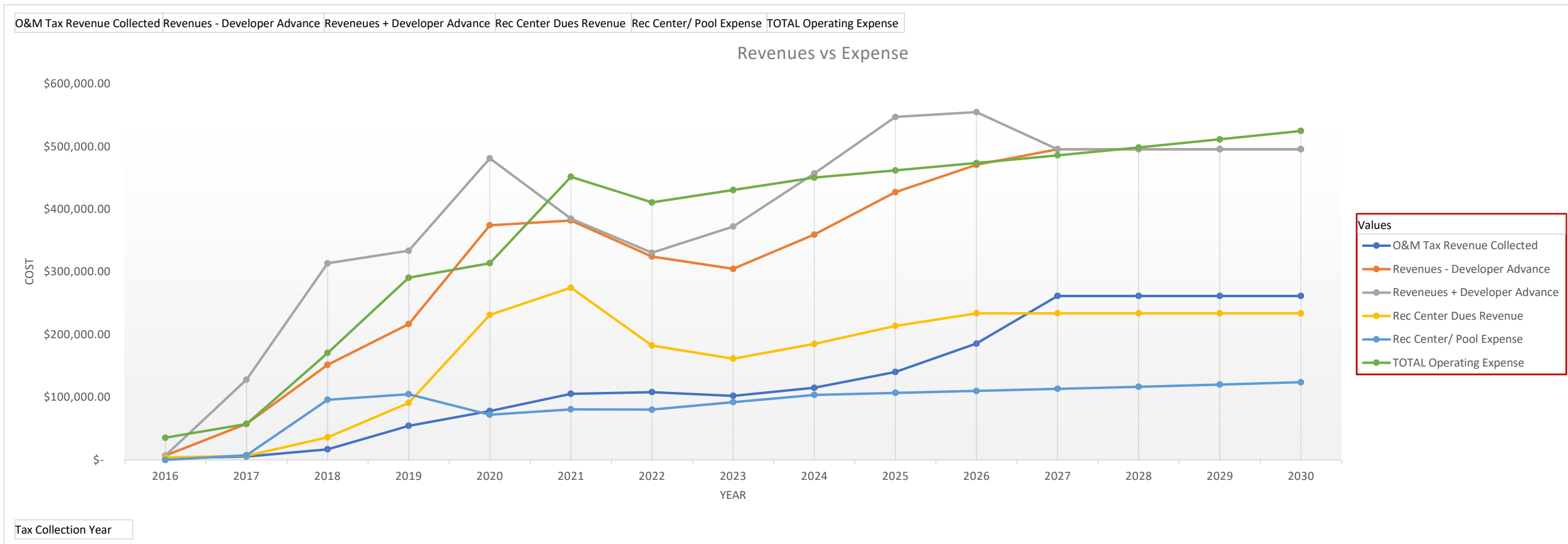
2-6200 · Interest Expense	39.10%
6570 · Professional Fees	15.85
1-6200 · Park/ Landscape	12.46
6560 · Payroll Expenses	8.54
2-6075 · Bond Expense	7.82
1-2000 · Recreation Center	7.57
2-6000 · Capital Improvements	2.17
1-6180 · Insurance	1.56
1-2001 · Pool Expense	1.23
1-1700 · Audit	0.96
Other	2.73
Total	\$922,964.87



By Account



Row Labels	O&M Tax Revenue Collected	Revenues - Developer Advance	Revenues + Developer Advance	Rec Center Dues Revenue	Rec Center/ Pool Expense	TOTAL Operating Expense
2016	\$ 2,995.50	\$ 6,793.05	\$ 6,793.05	\$ 3,797.55	\$ -	\$ 35,471.88
2017	\$ 5,563.80	\$ 57,592.28	\$ 128,092.28	\$ 6,752.48	\$ 7,629.64	\$ 57,407.72
2018	\$ 17,096.67	\$ 151,719.52	\$ 313,719.52	\$ 36,126.85	\$ 96,040.49	\$ 170,648.42
2019	\$ 54,508.89	\$ 216,801.34	\$ 333,775.17	\$ 91,173.24	\$ 104,985.67	\$ 290,747.17
2020	\$ 78,178.09	\$ 374,426.91	\$ 481,037.58	\$ 231,429.53	\$ 72,312.24	\$ 313,827.29
2021	\$ 105,569.61	\$ 382,052.14	\$ 385,060.09	\$ 274,658.53	\$ 80,654.99	\$ 451,595.95
2022	\$ 108,150.73	\$ 324,564.23	\$ 330,564.23	\$ 182,645.50	\$ 80,335.59	\$ 410,773.32
2023	\$ 102,187.37	\$ 304,867.37	\$ 372,367.37	\$ 161,640.00	\$ 92,219.76	\$ 430,570.62
2024	\$ 115,109.90	\$ 359,429.90	\$ 456,929.90	\$ 185,040.00	\$ 103,813.58	\$ 450,314.97
2025	\$ 140,302.30	\$ 427,102.30	\$ 547,102.30	\$ 213,840.00	\$ 106,927.99	\$ 461,824.42
2026	\$ 185,630.73	\$ 470,702.73	\$ 554,702.73	\$ 234,000.00	\$ 110,135.83	\$ 473,679.15
2027	\$ 261,596.54	\$ 495,596.54	\$ 495,596.54	\$ 234,000.00	\$ 113,439.91	\$ 485,889.52
2028	\$ 261,596.54	\$ 495,596.54	\$ 495,596.54	\$ 234,000.00	\$ 116,843.10	\$ 498,466.21
2029	\$ 261,596.54	\$ 495,596.54	\$ 495,596.54	\$ 234,000.00	\$ 120,348.40	\$ 511,420.20
2030	\$ 261,596.54	\$ 495,596.54	\$ 495,596.54	\$ 234,000.00	\$ 123,958.85	\$ 524,762.80
Grand Total	\$ 1,961,679.76	\$ 5,058,437.94	\$ 5,892,530.39	\$ 2,557,103.68	\$ 1,329,646.04	\$ 5,567,399.63







MEMORANDUM

TO: VENTANA METROPOLITAN DISTRICT BOARD OF DIRECTORS
FROM: REBECCA HARDEKOPF
SUBJECT: MONTHLY MANAGERS REPORT FOR JANUARY 16, 2023, MEETING
DATE: JANUARY 9, 2023
CC: KEVIN WALKER
BOARD PACKET

Management matters

- Billing Review:
 - 1/6/2023 bills went out
 - 1 Payment arrangement
 - 11 Liens current to date
 - 60 Reminder Letters sent out
- Monthly newsletter has not gone out, will go out in February due to Holiday
- Mail Box parcel issues

Recreation Center Update

- Recreation Center Operations
 - List of potential updates/ upgrades needed to be done:
 - Weights for Smith Machine
 - Door Locks being changed out
 - Storage Room Bench
 - Storage Shed
 - Fire Cabinet (paint and other flammable items)
 - Pool Doors to be re-painted
 - Some lockers are broken
 - Clock in pool area
 - Chairs at pool deck

Landscape Maintenance Status/ Review

BOD Items to Continue Discussion

- Picnic Tables at Rec Center Trail
- Shade at Playground

VCC Matters

- Violation Highlights:
 - No Violations have been issued to date for 2023
- Architectural Submission Highlights:
 - 2 received YTD

- 50% Exterior Modification
- 50% Patio/ Arbor/ Deck
- 2 approvals for 2023





Maverick Construction, LLC

Maverick Construction, LLC
4170 Sandberg Dr,
Colorado Springs, CO 80911

Client: Pool House Coating
Property: 11007 Hidden Prarie Pkwy
Fountain, CO 80817

Operator: NICK

Estimator: Nick Howard
Position: Owner / Operator

Business: (719) 464-4169
E-mail: nick@maverickconstructionllc.com

Type of Estimate:

Date Entered: 1/5/2023

Date Assigned: 1/9/2023

Price List: COCS8X_MAR22

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2023-01-05-1612

Concluded is the break down of the estimate. This estimate is only good for 7 days after assigned date above and subject to current market prices on time of approval. If the estimate is excepted Maverick Construction will review and insure the price is accurate.



Maverick Construction, LLC

Maverick Construction, LLC
4170 Sandberg Dr,
Colorado Springs, CO 80911

2023-01-05-1612

2023-01-05-1612

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Elastomeric coating (rubberized)	184.00 LF	0.00	26.00	8.01	239.60	5,031.61
3. Elastomeric primer	184.00 LF	0.00	4.00	5.38	37.07	778.45
4. Sandblasting - Extra heavy	68.00 LF	0.00	5.00	0.74	17.04	357.78
6. Ornamental Iron Installer - per hour	4.00 HR	0.00	71.96	0.00	14.39	302.23
Total: 2023-01-05-1612				14.13	308.10	6,470.07

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
5. Cleaning labor minimum	1.00 EA	0.00	13.01	0.00	0.65	13.66
Totals: Labor Minimums Applied				0.00	0.65	13.66
Line Item Totals: 2023-01-05-1612				14.13	308.75	6,483.73



Maverick Construction, LLC

Maverick Construction, LLC
4170 Sandberg Dr,
Colorado Springs, CO 80911

Summary

Line Item Total	6,160.85
Material Sales Tax	14.13
	<hr/>
Subtotal	6,174.98
Overhead	308.75
	<hr/>
Replacement Cost Value	\$6,483.73
Net Claim	\$6,483.73
	<hr/> <hr/>

Nick Howard
Owner / Operator



Maverick Construction, LLC

Maverick Construction, LLC
4170 Sandberg Dr,
Colorado Springs, CO 80911

Recap of Taxes and Overhead

	Overhead (5%)	Material Sales Tax (6.8%)	Manuf. Home Tax (6.8%)	Storage Rental Tax (6.8%)	Local Food Tax (3.9%)
Line Items	308.75	14.13	0.00	0.00	0.00
Total	308.75	14.13	0.00	0.00	0.00



SECOND AMENDMENT TO THE DESIGN GUIDELINES

FOR THE VENTANA COMMUNITY

AS SET FORTH BY THE ARCHITECTURAL COMMITTEE AND THE VENTANA
METROPOLITAN DISTRICT

This second amendment to The Design Guidelines for the Ventana Community, as set fourth by the Architectural Committee (“AC”) and the Ventana Metropolitan District (“The District”), is made and entered into to be effective as of this 16th day of January 2023, by the Board of Directors for The District.

AMENDMENT

Amendment is made to include an additional specification to follow Section 3.14, Fencing: Dog Run Fencing...

1. Section 3.14, Fencing:

“Front Yard Fencing: Front yard fencing is allowed on a case-by-case basis and to be considered as an ornamental aesthetic addition to the property. Materials not accepted for front yard shall include, but not limited to; chain link, barb wire fencing, silt fencing, privacy fencing. All front yard fencing will be presented to the Architectural Review Committee for consideration.

IN WITNESS WHEREOF, The Ventana Metropolitan District, has executed this Second Amendment to the Design Guidelines to be effective as of the day and year first written above.

VENTANA METROPOLITAN DISTRICT

Officer of the District

ATTEST:



Recreation Center/ Club House Rules and Regulations

If the following rules and regulations are not followed you are subject to either a fine and/or suspended access to the Recreation Center

- **NO glass containers allowed**
 - **Tobacco, alcohol, and all illegal substances are not allowed**
 - **NO pets allowed (unless a certified service animal)**
 - **Abusive, obscene, derogatory, or hostile behavior is prohibited**
 - **Appropriate attire must be worn at all times**
 - **Children under 16 years of age must have parental supervision**
 - **Non-members are NOT allowed unless during a time the Great room is rented.**
 - **NO weapons or firearms of any kind**
 - **Inappropriate displays of affection are prohibited**
 - **Abuse of property will not be tolerated**
 - **If at any time police are called for any violation the access will be under advisement**
 - **If at any point illegal activities occur on the premises the Fountain Police will be notified**
-
- **Ventana Metropolitan District reserves the right to take whatever actions necessary to preserve the safety and integrity of facilities**
 - **Ventana Metropolitan District is not held responsible for any lost, stolen, or damaged items of the members**

To access the Ventana Guest WiFi – Password is **V3ntana1**

Kid Zone Rules and Regulations

If the following rules and regulations are not followed you will be subject to either a fine and/or suspended access to the Recreation Center/ Pool area

- **ALL Rules and Regulations for the Recreation Center/Club House apply and extend into the Kid Zone.**
- **You may bring your own movies to play in the DVD player, movies are not supplied.**
- **Make sure to pick-up/clean-up after yourself/Child after playing in the Kid Zone.**
- **All toys supplied must be left at the Recreation Center for ALL kids to continue to enjoy.**
- **While the child is enjoying the Kid Zone, their parent/Legal Guardian is responsible for the safety and wellbeing of the child/ children.**
- **While the child is enjoying the Kid Zone, their parent/Legal Guardian is held liable for incidents that may occur involving the child/children.**
- **Ventana Metropolitan District is not responsible or liable for any lost, stolen, or damaged items.**

- **Failure to comply with any Rules and Regulations may result in Recreation Center access to be placed under advisement by Ventana Metropolitan District/their Manager.**

First Aid Kit is Located: At the Reception Desk
In Case of Emergency Call: Step 1 - Call 9-1-1
Step 2 - Call (719) 447-1777 or (719) 447-4840 outside business hours.

Pool Area Rules and Regulations

If the following rules and regulations are not followed you will be subject to either a fine and/or suspended access to the Recreation Center/ Pool area

Rules & Regulations:

- **NO glass containers allowed**
- **NO tobacco, alcohol, or illegal substances are allowed (NO Smoking allowed)**
- **NO pets allowed (unless a certified service animal)**
- **NO abusive, obscene, derogatory, or hostile behavior allowed**
- **NO weapons or firearms of any kind**
- **NO swimming while pool is closed**
- **NO diving**
- **NO urinating in the pool**
- **NO Inappropriate displays of affection**
- **NO child under the age of 10 years old allowed in Hot Tub**
- **Abuse of property will NOT be tolerated**

Addition Matters:

- **Be courteous of others in pool (i.e.; low volume music, no obscene language, quiet gatherings, etc.)**
- **Small Pool Toys are permitted (i.e.; pool noodle, float's for kids, etc.)**
- **Children in diapers MUST wear swim diapers or rubber pants at ALL TIMES**
- **Appropriate attire must be worn at ALL times (no cutoff jeans, basketball shorts, t-shirts, etc.)**
- **Children under 16 years of age must have parental supervision**
- **Pool and Hot Tub are for Members and per-approved guests ONLY**

Please Note:

- **NO LIFE GUARD ON DUTY, swim at your own risk. Management and owners are not responsible for any accidents or injuries.**
- **If at any time police are called for any violation your access will be under advisement by the Manager.**
- **If at any point illegal activities occur on the premises the Fountain Police will be notified.**
- **Ventana Metropolitan District reserves the right to take whatever actions necessary to preserve the safety and integrity of our facilities.**
- **Ventana Metropolitan District is not held responsible for any lost, stolen, or damaged items of the members or guest.**