



VENTANA METROPOLITAN DISTRICT

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

Wednesday, June 12, 2019 – 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
VACANT - Term to May 2020

MINUTES

1. Call to Order: The meeting was called to order at 10:03 a.m. by Director Vorwaller.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: The Board agreed to ratify the meeting next month due to the lack of quorum. Director Jarrett was excused. All disclosures were properly filed with the Department of Local Affairs, State of Colorado.

Directors in attendance were:

Brian Bahr, President (by phone)
Richard Vorwaller, Director
Bruce Peele, Director

Also in attendance were:

Peter Susemihl, Susemihl, McDermott & Downie, P.C.
Josephus Le Roux, BiggsKofford
Kevin Walker, Walker Schooler District Managers
Rebecca Hardekopf, Walker Schooler District Managers
Kristina Kulick, Walker Schooler District Managers
Members of the Public (See Sign-In Sheet)

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda; seconded by Director Peele. Motion passed unanimously.
4. Regular Business Items:
 - a. Approval of Board Meeting Minutes from the April 10, 2019 Meeting
 - b. Approval of Payables for the Period ending June 12, 2019
 - c. Acceptance of Unaudited Financial Statements as of May 31, 2019, and the schedule of cash position updated as of May 31, 2019.

The Board removed item 4.c. from the Regular Business Items since the Financials were incorrect. Director Peele moved to approve as amended; seconded by Director Vorwaller. Motion passed unanimously.

5. Market Update/Construction/Operations:

- a. Tract E in filing 1, owner split: Mr. Walker updated the Board on Tract E in filing 1. He explained they are currently back to doing a complete Ventana Filing A. We moved the fence and the homeowners already landscaped the area. He said they want to get a building permit but are unable to until we get the lot. Mr. Walker said he is hopeful that this will be resolved in the next 30 days, but the City of Fountain requires us to get the 2 lenders to ratify the plat which may take time. He noted the initial estimate was \$4,000 and we are currently at about \$3,000 so that is good. Director Vorwaller reported that Filing 4 is selling well and they anticipate moving through Filing 5 next. Filing 6 has been graded and should be completed later this year. The estimated completion date is unknown, but they are about halfway through all the lots currently. There are no updates on the conversion of the industrial property, still waiting on City and Challenger discussions.

6. District Management Matters:

- a. Manager's Report

- Overview of meeting with homeowners on April 6, 2019: Mr. Walker updated the Board on his meeting with the homeowners. He said it was over 2 hours worth of discussion on the bond issue status and overview of development financing. He noted there was no real questions or concerns after his presentation and no further questions on that issue. He said that homeowners discussed their concerns about construction traffic and there is still an issue with speeds and management on that. The opening of the second access has improved that, but still an issue. Mr. Walker said the homeowners requested that the Board consider an evening meeting every quarter. The Board discussed possibly holding an evening meeting in the Summer and Winter. Mr. Walker went over the other questions and requests from the meeting with the Board. Mr. Walker said he drove the trails today and they are starting to get a handle on mowing and weeds on the trails after winter. He noted they will solicit bids again for next year and may have a local person interested. Mr. Walker went over questions on irrigation and watering during the day in Summer. He said they are also addressing a rain sensor that is not working correctly and splitting up watering the native areas and turf areas. He said they have found breaks in irrigation and areas of shallow irrigation, but getting things repaired as we go. He noted that there are dead trees that will need to be added to the insurance claim. There are also inappropriate species of trees that were planted in pond areas that will need to be moved. He discussed moving the Pine trees and replacing them with more wet area trees. Mr. Walker said they received a request for a light at the postal box and they are looking into that. Mr. Walker said that overall the meeting went very well.
- Property tax bill

- Board Member Vacancy: Mr. Walker said he asked about interest in the Board member vacancy at the meeting with homeowners but has not received any feedback yet.
- b. Recreation Center Update
- Pool Opening Issues/ Concerns about dirt: Ms. Hardekopf noted an issue with the pool opening due to the winter storm right before the pool was opened. The pool needed a deep cleaning for opening, but we did not have to drain it. Mr. Walker complimented the Pool Operator and said they spent a lot of time cleaning the pool to resolve the problem and they saved the District money for not having to drain the pool. Ms. Hardekopf added that the sensor that is broken on the front door will need to be repaired and that they have had continuous problems with the front doors.
 - Residents swimsuit was discolored request for reimbursement for suit: Ms. Hardekopf explained that a homeowner complained that the hot tub discolored their swimsuit. The Pool Operator checked the chemicals and did testing that did not show anything was wrong with the water. A woman from the public spoke up and said her necklace is tarnished after being in the hot tub. Director Peele explained that they are required to follow certain chemical standards in the water. Mr. Walker said they are working on the issues at the pool and they have been getting regular complaints about glass near the pool at night when it is not being managed. He said they are working hard to make sure all of the issues are addressed by the Pool Operator. The Board agreed they are not in favor of reimbursing for the discolored swimsuit. Ms. Hardekopf went over requests for the gym, as well as a request for a changing station in the restroom. The Board discussed not adding additional equipment in the restrooms when there is already a dedicated family station with a changing station. The Board suggested possibly labeling that there is a changing station available in the family restroom.
- c. Landscape maintenance status and review - Landscape maintenance status and review: Ms. Hardekopf said they have received requests for a ramp at the park entrance. The Board discussed that they are currently ADA compliant. The Board decided to check out the area in question and possibly look further into it. Ms. Hardekopf went over the billing, and said she sent out reminder notices for 60 people who have not paid dues. She said that liens will be sent out in two weeks for trash service dues not being paid and she noted there is more than normal non-compliance. Mr. Walker said the possibility of increasing taxes to cover the dues was brought up at the community meeting. He recommended we wait until everything is built and stabilized before we do something like that since it can be expensive to hold a vote.
- d. Ventana Community Covenants, Inc. Report: Ms. Hardekopf reported on violations. She said there were 20 violations sent for boats and trash receptacles. She noted a report of someone dumping grass clippings and charcoal from their BBQ grill over their fence. Ms. Hardekopf noted that the Board has not been enforcing that trash cans must be inside the garage as long as they have them up against the house. Mr. Walker noted they have had better compliance with that and landscaping. The Board discussed issues about locations of sheds and play equipment and that they are wanting to be consistent but not too strict either. Ms.

Hardekopf reported that 8 architectural submissions were approved last month and 3 so far this month. The majority were for concrete patios and gazebos.

7. Legal Matters: Mr. Susemihl noted that the owner of the first mortgage is responsible for the first 6 months of liens. Ms. Hardekopf said that the collections are for people who have lived here longer than a year. The Board agreed to discuss late fees next month and the possibility of raising them.

8. Financial Matters:

a. Audit Review – Biggskofford: Mr. Le Roux presented the Draft Audit to the Board. He noted they are just waiting on the confirmations and the legal letter which are done last after the Audit. Mr. Susemihl said he will send him the legal letter. Mr. Le Roux discussed the Old Pueblo Road issue and that they were unable to confirm, just qualifying on the governmental items. He noted the State Auditor could come back and say that the District must do an Audit for the next 3 years as a penalty. Mr. Walker added they could withhold property taxes as a penalty for not resolving the issues. Mr. Le Roux said the State Auditor has not come back on anything yet. He noted total assets went up as well as property taxes which makes sense due to the new development. President Bahr asked about the 2018 bond anticipation notes and that he thought more were issued than is reflected in the Audit. Mr. Walker said he will get that corrected for the Audit since it is an error. Mr. Le Roux said that once that is corrected, the number will go into infrastructure under Capital Expenses. Mr. Le Roux said he will follow up with CH Metro Bonds on the Confirmation as well. Mr. Le Roux said he will update the financials and send another draft that can be approved by the Board next month with the corrections. The Board agreed to defer action until next month.

9. Public Comment: There were suggestions from the public to put instructions for signing up for e-billing on the community board. A homeowner said they did a really nice job with the landscaping.

A homeowner said she would like a light for the post office box. The Board discussed getting a cost estimate for that. She also said the pool is dirty and asked about having a lifeguard on duty who handled the cleaning of the pool. Ms. Hardekopf noted that the Pool Operator is on-site from 9 a.m. to 3 p.m. daily. The Board discussed that having a lifeguard on duty could add liability, but ultimately decided to research the costs of having a lifeguard present.

A homeowner asked about park access and said that it is challenging with a stroller or wheelchair. The Board said they are working on getting the water drain-off issue resolved so the pathways are not getting muddy. Mr. Walker noted the drainage and park system is not working great and that it is a part of capital issues that need to be fixed and will be addressed moving forward. The Board said they will continue to make improvements.

10. Other Business: Next meeting date is July 10, 2019 at 10:00 a.m.

11. Adjournment – Director Vorwaller moved to adjourn at 11:04 a.m.; seconded by Director Peele. Motion passed unanimously.

Respectfully submitted,

By: _____

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 12, 2019 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

Amanda Michaelis, Director