

VENTANA METROPOLITAN DISTRICT

Regular Board Meeting
11007 Hidden Prairie Parkway
Fountain, CO 80817

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

Wednesday, May 11, 2022 – 10:00 a.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 – Welcome New Board Members: Director Farrar called the meeting to order at 10:04 AM; seconded by Director Herzberg. Motion passed unanimously.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Hardekopf confirmed a quorum was present with President Bahr and Director Peele excused. 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 Hardekopf, Walker Schooler District Managers
Kevin Walker, Walker Schooler District Managers
Pete Susemihl, Susemihl, McDermott, & Downie, P.C.

3. Approval of Agenda: Director Farrar moved to approve the Agenda as presented; seconded by Director Laurencelle. Motion passed unanimously.
4. Oath of Office for Newly Elected Directors: The newly elected directors completed their Oath of Office and they were properly filed with the State and County.
5. Appointment of Board Directors: Director Herzberg moved to appoint Eric Farrar as President, Christina Sparks as Vice President, and Michael Laurencelle as Treasurer; seconded by Director Jarrett. Motion passed unanimously.
6. Regular Business Items

- a. Approval of Board Meeting Minutes from the April 13, 2022 Meeting and April 28, 2022 Special Meeting
- b. Approval of Payables for the Period ending April 13, 2022
 - i. General Fund – \$ 38,587.57
 - ii. Bond Fund – \$ _____
 - iii. **TOTAL – \$ 38,587.57**
- c. Acceptance of Unaudited Financial Statements as of April 30, 2022, and the schedule of cash position updated as of April 30, 2022

After review, President Farrar moved to approve the Regular Business Items as presented; seconded by Director Laurencelle. Motion passed unanimously.

7. Market Update/Construction/Operations: Director Jarrett reported sales have opened for Ventana South filing 1 and 18 permits have been pulled and the first several have been sold. Models are due to be completed in early to mid-July. He noted everything has been paved, so now they are working with the City of Fountain's permit review process. The Board discussed the floor plans of the model homes and distribution of different floor plans in the filings. The Board discussed the paired patio homes and whether it will have an HOA. Ms. Hardekopf explained the paired patio homes will not be until filing 4 and that product is still to be determined with no HOA at this point. Mr. Walker noted a sub district could be formed to maintain private roads separately if needed. Director Jarrett noted it is still to be determined and they may not do paired patio homes and instead do individual.
8. Legal Matters
 - a. Service Plan Amendment Discussion: Mr. Walker explained the service plan amendment was delayed and no action was taken at City Council. He requested guidance from the Board on moving forward with the service plan amendment. The Board agreed to review the amendment, have all questions answered and then reschedule with City Council. Mr. Walker will provide a memo that outlines the issues next week for Board review.
 - b. Bond Discussion and Update: Mr. Walker explained they need to have the service plan amendment approved before moving forward with the bond issue. He noted the bond market is getting worse every day so they will continue to monitor that.
9. Financial Matters
 - a. Bank Signers Turnover: Ms. Hardekopf explained the bank signers turnover process and noted they are switching from Kirkpatrick to Eastern Colorado Bank.
 - b. Mill Levy Refund Process: Ms. Hardekopf explained possible mill levy refunding process'. Ms. Hardekopf recommended sending refunds to only current property owners instead of dealing with the administrative issues of tracking down previous owners. After discussion, the Board agreed to providing a credit to accounts instead of sending checks to current property owners. The Board also determined they would like to figure the amount based on the filing number and year the home came online as well as the assessed value if possible. Mr. Walker and Ms. Hardekopf will review and provide an update to the Board at the next meeting.

10. District Management Matters & Report

- a. Review Manager's Update and Report: Ms. Hardekopf presented the Manager's Update and Report. Director Herzberg left the meeting.
 - b. Discuss Cleaning Services and Contract for Recreation Center: Ms. Hardekopf recommended the Board consider terminating the cleaning company contract and have the recreation center staff take over the cleaning responsibilities. The Board agreed to terminate the cleaning company contract and have the staff take over the cleaning.
 - c. Capital Projects: President Farrar inquired the splash pad extension to the Recreation Center and if the easement was planned within the building. Ms. Hardekopf confirmed that the development has planned for the easement.
11. VCC Matters: Ms. Hardekopf reported on VCC matters, that are included in the Managers Report in the packet.
12. Public Comment: There was no public comment.
13. Other Business:
- a. Meeting Dates and Times: Director Herzberg requested the Board discuss new meeting dates and times as well as requesting community feedback. The Board will discuss this further at next month's meeting.
 - b. Next Regular Meeting Date - June 8, 2022 at 10:00 AM.
14. Adjourn: Director Laurencelle moved to adjourn at 11:16 AM; seconded by President Farrar. Motion passed unanimously.

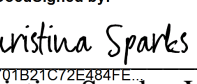
Respectfully submitted,

By: 
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Secretary for the Meeting


THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 11, 2022, MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:


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Eric Farrar, President


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Christina Sparks, Vice President


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Patrick Jarrett, Assistant Secretary


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Jennifer Herzberg, Assistant Secretary