



VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

11007 Hidden Prairie Parkway

Fountain, CO 80817

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

Monday, September 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 with Directors Herzberg and Jarrett 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 (Excused)

Jennifer Herzberg (Excused)

Also in attendance were:

Rebecca Hardekopf, WSDM – District Managers

Kevin Walker, WSDM – District Managers

Pete Susemihl, Susemihl, McDermott, & Downie, P.C.

Kevin Whatley, Recreation Center Manager

Members of the Public

3. Approval of Agenda: Director Sparks moved to approve the Agenda as presented; seconded by President Farrar. Motion passed unanimously.
4. Regular Business Items
 - a. Approval of Board Meeting Minutes from the August 15, 2022 Meeting
 - b. Approval of Payables for the Period ending September 19, 2022
 - General Fund – \$ 42,960.34

- Bond Fund – \$ - _____
- **TOTAL – \$42,960.34**

- c. Acceptance of Unaudited Financial Statements as of August 31, 2022, and the schedule of cash position updated as of August 31, 2022

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

5. Market Update/Construction/Operations: Ms. Hardekopf reported the weeds in the track behind the houses will be cleaned up. She noted the measurements were provided for the new pool mechanical room. The Board discussed a stop sign that is down.
6. Legal Matters
 - a. Bond Discussion and Update: Mr. Walker discussed the bond issuance and explained the investment banker, DA Davidson recommends waiting a few months to see if market conditions improve. Mr. Walker discussed the developer advance from the Old Pueblo Road Improvement Corporation which was the previous developer. Mr. Walker recommends hiring a Municipal Capitalization Consultant to review the 2006 developer advance and if it was legal to have been compounded. A proposal was received for the Consultant and the projected cost is between \$2,500 and \$4,000. He noted the process could take a few months and will need to be done before issuing bonds. After discussion, Director Laurencelle moved to approve the agreement with MuniCap, a Municipal Capitalization Consultant with costs not to exceed \$4,000; seconded by Director Sparks. Motion passed unanimously. Mr. Walker left the meeting.
 - b. Update on IGA Agreement with City of Fountain for Landscape Maintenance: Ms. Hardekopf reported she has not heard back yet from the City of Fountain.
7. Financial Matters
 - a. Update on Pool Grant Funds: Ms. Hardekopf reported the District received half of the grant funds and the required documentation was submitted but it was denied. The grant funds can only be used for an employee party or a one-time bonus for the employees. The funds must be used by September 30th. After discussion, Director Sparks moved to use the full \$8,500 in grant funds as a bonus to be split evenly for the three employees; seconded by Director Laurencelle. Motion passed unanimously.
 - b. Review Current Ventana Budget Versus Actual: Ms. Hardekopf presented a review of the current Ventana budget versus actual. She noted the District is doing well budget-wise.
 - c. Discuss 2023 Budget Timeline: The draft budget is due to the Board by October 15th. The Budget Hearing will be held at the November Board meeting.
8. District Management Matters & Report
 - a. Review Managers Update & Report: Ms. Hardekopf presented the monthly Manager's Report.
 - b. Continue Discussion on Events Committee: Ms. Hardekopf reported that Ms. Farrar and Ms. Miller will be heading the Events Committee with Mr. Whatley. She noted the Board can discuss budgeting event funds for next year at the next Board meeting. President Farrar noted members of the community expressed

interest in decorating the entrance and the Rec Center for all holidays and events and having the District contribute items such as extension cords. Ms. Hardekopf suggested the Board establish guidelines for the events committee to operate under.

- c. Continue Discussion on City of Fountain Conversation around Parks and Recreation: Ms. Hardekopf reported she has not heard back yet from the City of Fountain.

9. VCC Board Update: Ms. Hardekopf reported there is a new covenant enforcement employee who is driving through the community. The vehicle has a WSDM logo and phone number. The VCC Board meeting will be held next week.

10. Public Comment: There was no public comment.

11. Other Business:


- a. Next Regular Meeting Date: The next meeting is scheduled for October 17, 2022 at 6:00 PM.

12. Adjourn: Director Sparks moved to adjourn at 7:11 PM; seconded by President Farrar. Motion passed unanimously.

Respectfully submitted,

DocuSigned by:
 By: Rebecca Hardekopf
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 Secretary for the Meeting

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

DocuSigned by:

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 Eric Farrar, President

DocuSigned by:
Christina Sparks
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 Christina Sparks, Vice President

DocuSigned by:
Mike Laurencelle
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 Michael Laurencelle, Treasurer

Patrick Jarrett, Assistant Secretary
 DocuSigned by:
Jennifer Herzberg
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 Jennifer Herzberg, Assistant Secretary