



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: Rebecca Harris
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 J. Farrar (Jan 23, 2023 09:08 MST)

Eric Farrar, President


Christina Sparks (Jan 28, 2023 07:39 MST)


Christina Sparks, Vice President


Michael Laurencelle (Jan 31, 2023 07:16 MST)

Michael Laurencelle, Treasurer


Patrick Jarrett (Jan 31, 2023 08:03 MST)

Patrick Jarrett, Assistant Secretary


Jennifer Herzberg (Jan 30, 2023 22:33 MST)

Jennifer Herzberg, Assistant Secretary











Ventana 12/19/2022 Meeting Minutes - For Signature


Final Audit Report

2023-01-31

Created:	2023-01-18
By:	Rebecca Harris (rebecca.h@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAApNEVSNOTeB0D2bcbEANIAhZbstyL-lfn

"Ventana 12/19/2022 Meeting Minutes - For Signature" History


-  Document created by Rebecca Harris (rebecca.h@wsdistricts.co)
2023-01-18 - 8:59:57 PM GMT- IP address: 96.79.235.13
-  Document emailed to ejfarrar@gmail.com for signature
2023-01-18 - 9:00:44 PM GMT
-  Email viewed by ejfarrar@gmail.com
2023-01-23 - 4:06:34 PM GMT- IP address: 71.34.153.204
-  Signer ejfarrar@gmail.com entered name at signing as Eric J. Farrar
2023-01-23 - 4:08:04 PM GMT- IP address: 71.34.153.204
-  Document e-signed by Eric J. Farrar (ejfarrar@gmail.com)
Signature Date: 2023-01-23 - 4:08:06 PM GMT - Time Source: server- IP address: 71.34.153.204
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2023-01-28 - 2:37:44 PM GMT- IP address: 24.8.106.28
-  Signer crspco1@gmail.com entered name at signing as Christina Sparks
2023-01-28 - 2:39:05 PM GMT- IP address: 24.8.106.28
-  Document e-signed by Christina Sparks (crspco1@gmail.com)
Signature Date: 2023-01-28 - 2:39:07 PM GMT - Time Source: server- IP address: 24.8.106.28
-  Document emailed to amberjeni@gmail.com for signature
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2023-01-31 - 5:30:20 AM GMT- IP address: 71.34.150.65

 Signer amberjeni@gmail.com entered name at signing as Jennifer Herzberg


2023-01-31 - 5:33:26 AM GMT- IP address: 71.34.150.65

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Signature Date: 2023-01-31 - 5:33:28 AM GMT - Time Source: server- IP address: 71.34.150.65

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2023-01-31 - 2:15:25 PM GMT- IP address: 104.47.74.126

 Signer mjl53@msn.com entered name at signing as Michael Laurencelle

2023-01-31 - 2:16:06 PM GMT- IP address: 97.121.144.95

 Document e-signed by Michael Laurencelle (mjl53@msn.com)


Signature Date: 2023-01-31 - 2:16:08 PM GMT - Time Source: server- IP address: 97.121.144.95

 Document emailed to pat@challengerhomes.com for signature

2023-01-31 - 2:16:09 PM GMT

 Email viewed by pat@challengerhomes.com

2023-01-31 - 3:02:30 PM GMT- IP address: 104.47.55.254

 Signer pat@challengerhomes.com entered name at signing as Patrick Jarrett

2023-01-31 - 3:03:07 PM GMT- IP address: 65.152.162.100

 Document e-signed by Patrick Jarrett (pat@challengerhomes.com)

Signature Date: 2023-01-31 - 3:03:09 PM GMT - Time Source: server- IP address: 65.152.162.100

 Agreement completed.

2023-01-31 - 3:03:09 PM GMT