



## **SPECIAL MEETING MINUTES**

A special meeting of the Board of Directors of the Sundance Hill Metropolitan District was held at 5:30 pm on Monday March 23, 2026, via Zoom.

### **Attendance:**

#### Directors:

Jack Campbell, Treasurer  
Mike Draudt, VP-Tennis Facilities  
Gabe Gelman, President  
Cindi Gelman, Secretary  
Eli Gurock, VP-Buildings & Grounds

#### Public attendees:

Colleen Kaufman, Swim Team Representative  
Andrea Blackwelder, Swim Team Representative  
Catherine Winter, HOA Board member and Tennis Committee  
Lori Boccato, HOA Board President  
Sally Newcomb, District Resident

#### Other attendees:

Dawn Schilling, District Accountant  
Brenden Desmond, District Legal Counsel  
JC Chambers, MPM Recreation  
Sarah Shepherd, District Management  
Sujata Trehan, District Management

### **Call to order/approve agenda/notice of meeting/declaration of quorum/conflicts of interest**

Director Gabe Gelman called the meeting to order at 5:38 pm and declared a quorum with all 5 Board members present. The Agenda was approved by acclamation acknowledging that items may be taken out of order.

### **Items from citizens regarding items not already on the agenda.**

Catherine Winter noted that the "Dogs Must Be On Leash" signs have not been installed at the playground. She also asked if the trashcan could be repositioned to encourage folks to throw the dog waste in the dog waste station.

Sarah Shepherd noted that trashcans would be reviewed for new locations with the redesign in the fall. The trash cans should be emptied on a weekly basis. Discussion followed.

Management will follow up with JBK to ensure that the dog waste and trash cans are cleared regularly.

Catherine Winter noted that a few folks had requested adding sub players to the team. Discussion followed.



The Board reviewed the Kona Ice flier and approved the days and times as noted. The Board asked if the truck could come to the facility in the month of September as well. Management will reach out to Kona Ice to confirm their availability in September and connect Swim team with Kona Ice to possibly organize a fund-raiser.

**Pool Facility Updates**  
**Planning Committee Updates**  
**Deck Furniture Order Recommendations**

The Board reviewed the pool furniture plans, Tropitone proposal and other samples as presented and the 3 types of chairs the planning committee is recommending. Discussion followed.

The sub-total for the 3 types of chairs is currently \$52,164.75 without freight charges. The Board viewed the chair samples in the room.

Sarah Shepherd noted that the Planning Committee spent considerable time, effort, and energy, working through communication gaps with furniture reps and facilities, to review and research the chair options, while including the input from the community. The Board thanked the Planning Committee members and community members for their efforts.

Upon motion from Director Draudt, and a second by Director Gurock, the Board voted 5-0 to approve a budget of \$85,000 for the Planning Committee to order the pool furniture, pending final color selections.

Sarah Shepherd noted that the next Planning Committee meeting will be held in person at the Sailfish Room on Tuesday, March 24<sup>th</sup> at 1pm. Discussion followed.

The Board discussed bottle filling station options.

**Operation and Building and Grounds Reports**  
**Pool and Park Updates**

Sarah Shepherd reported that the facility has renegotiated the internet contract for the Pool and Clubhouse with Comcast for 24-months. Discussion followed. Management will reach out to Ting for internet rates - further discussions will be held at the next meeting.

JC Chambers noted that once Aquawolves are done, MPM will drain and refill the pool and prepare for the summer season. Director Cindi Gelman asked if a community communication be sent out prior to pool draining to prevent confusion over water leaks.

MPM will install a new lock box with a Master Key for the City of Greenwood Village, South Metro Fire, and All-Phase Cleaners to use.

Sarah Shepherd reported that Security Central equipment appears to be faulty and is triggering error alarms. Security Central will be coming to the facility to check the equipment on Friday March 27. Discussion followed.



Sarah Shepherd noted that Denver water will be announcing a Stage 1 drought, which entails no watering before May 1<sup>st</sup>, and only watering 2 days per week. Discussion followed. The District could potentially request an exemption so that the District reduces its water usage by 20% overall. Discussion followed. The Board agreed that the District would adhere to the 2-day per week watering schedule for the season. The Board discussed procuring rebates or grants from Denver Water for potential xeriscaping or water reductions in the future.

Sarah Shepherd reported that All-Phase Cleaning has started their regular cleanings. They are requesting some space in the Supply closet to store supplies.

Director Cindi Gelman noted that swimmers were using the Sailfish Room during a meet which is not included in pool rentals. The Swim team agreed to put up signs to prevent this from happening this season.

The Board discussed the cleaning schedule post Swim Team and HOA events. After discussions, the Board agreed to allow Swim Team to organize cleaning in-house. The Board will revisit this subject in the fall to review ensure the room is being kept clean and the process is meeting everyone's needs.

### **Swim Team Updates**

Colleen Kaufman gave the Board an update.

Swim team would like the District to send out several communications for them, including the team's soliciting donations and sponsors and announcing other events.

Colleen noted that sprinkler system should be turned off prior to meets. She also noted that the playground mulch level as significantly reduced and exposed a lot of tree roots which may pose a hazard during swim meets.

The meet dates have been provided to JBK for irrigation shut off. Given the summer only two days will be watering days, this season watering will not occur on weekends anyhow. The Board directed that Management obtain Fibar quotes for the playground pits.

### **Tennis Committee and Tennis Program Updates**

The Board reviewed the Tennis maintenance proposals from Game-Set-Match and Renner.

Upon a motion from Director Draudt, and seconded by Director Gurock, the Board voted 5-0 to approve the proposal from Game-Set-Match, as presented, for tennis maintenance.

### **Community Room Updates**

Sarah Shepherd noted that the Summer Season rates for the Sailfish Room need to be set for the 2026 season.

Upon a motion by Director Cindi Gelman, and seconded by Director Gurock, the Board voted 5-0 to approve the summer season rental rate for the Sailfish Room rental blocks, to match the off-season rental rate for the Sailfish Room rental blocks, which were approved at the last Board meeting.



## **HOA Updates**

No updates were presented at this meeting.

## **Administrative Matters**

### **1. Approval of minutes from February 23, 2026, and March 2, 2026, Board Meeting**

Upon motion by Director Gurock, and seconded by Director Draudt, the Board voted 5-0 to approve the February 23 and March 2, 2026, meeting minutes as presented.

### **2. Discussion regarding communication plan**

The Board will review the draft communication plan at the next meeting. The District plans to send a newsletter and will review this process at the next meeting as well.

## **Financial Reports**

### **1. Bond closing updates, if any**

The Bond document was signed, and the closing will be held on Wednesday March 25<sup>th</sup>.

### **2. Consider approval of Financial Report and Claims for prior periods**

Dawn Schilling presented the Financial Report and claims to the Board. Discussion followed.

Upon motion by Director Cindi Gelman, and seconded by Director Gurock, the Board voted 5-0 to approve the Claims as presented.

## **Additional Board Member Items**

No additional items were presented.

## **Adjournment**

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 7:42 p.m.

The next regular meeting is tentatively re-scheduled for April 27, 2026, at 5:30 pm at the Sailfish Room OR via Zoom.

The next Planning Committee meeting for the facility projects is scheduled for March 24, 2026, at 1:00pm via Zoom and in person at the Sailfish Room.

*/s/ Sarah Shepherd*

Secretary for the meeting