



**MINUTES OF THE NOVEMBER 18, 2024, REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
THE SUNDANCE HILLS METROPOLITAN DISTRICT**

A regular meeting of the board of directors was held at 5:30 PM on November 18, 2024, at the Sailfish Room, 5626 S Galena Greenwood Village, CO 80111.

Attendance

Directors:

Mike Draudt
Cindi Gelman
Gabe Gelman
Eli Gurock
Jack Campbell

Other attendees:

Catherine Winter, Resident
Terry Wong, Tennis Representative
Rebecca Hite, HOA Representative
Lori Boccato, HOA President
Dawn Schilling, Schilling and Company
JC Chambers, MPM Recreation Management
Sarah Shepherd, Circuit Rider of Colorado
Sujata Trehan, Circuit Rider of Colorado

**Call to
Order/Agenda/
Conflicts of
interest:**

Director Gabe Gelman called the meeting to order at 5:35 PM and declared a quorum with all Board members present.

The agenda was approved by acclamation. No new conflicts were noted.

**Public Comment
for items not on
the Agenda:**

No comments presented at this meeting.

**Board Member
Manager Items:**

The Board reviewed communications from a Sailfish Room renter who expressed their dissatisfaction at the cleanliness of the Sailfish Room. As no photos were presented, there was no follow up on the issue at this time.

Management will make a request to HOA representatives that all meetings and sub-group meetings have a representative take a photo of the room after their events are completed.

The Board also discussed a request to host a wedding reception in the summer of 2025 on a Saturday evening; the current policy is that the facility is not available for private events on Saturday evenings during the pool season.

Administrative Items:

a. Consider approval of Minutes: October 21, 2024, Meeting Minutes

Upon motion by Director Gurock and seconded by Director Cindi Gelman, the Board voted 4-0 (with Director Campbell abstaining) to approve the minutes from October 21, 2024, as presented.

b. Annual Administrative Resolution

Upon motion by Director Cindi Gelman and seconded by Director Campbell, the Board voted 5-0 to approve the Annual Administrative Resolution, as presented.

c. CORA Resolution

Upon motion by Director Gabe Gelman and seconded by Director Draudt, the Board voted 5-0 to approve the updated CORA policy resolution, as presented.

d. 2025 Election update

The District will review the Election Resolution, Call for Nominations notice and process at the Board meeting in January 2025.

Financial Items:

a. Consider approval of claims for November 2024

Dawn Schilling presented the October claims.

Upon motion by Director Gabe Gelman, and seconded by Director Gurock, the Board voted 5-0 to approve the November 2024 claims payable, as presented.

b. Financial and membership Report

Dawn Schilling presented the Financial Report.

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

c. Public Hearing on the 2025 Budget, Amended 2024 Budget, Pool and Rental Fees and Mill Levy

1. Public Comment on 2025 Budget and 2024 Amended Budget:

Upon motion by Director Draudt and seconded by Director Gurock, unanimously carried, the Public Hearing was opened at 6:00pm.

Dawn Schilling presented the 2025 Budget and the amended 2024 Budget to the Board.

Upon motion by Director Draudt and seconded by Director Cindi Gelman, unanimously carried, the Public Hearing was closed at 6:06pm.

2. Resolutions for 2025 Budget, 2024 Amended Budget, Appropriation of Funds and Certification of Mill Levy:

Upon motion by Director Gabe Gelman, and seconded by Director Draudt, the Board voted 5-0 to approve 2024 Amended Budget as presented.

Upon motion by Director Gurock, and seconded by Director Draudt, the Board voted 5-0 to approve 2025 Budget, certify the mill levies and appropriate funds, as presented, pending final valuations from the County.

3. Contract Renewals 2025: Landscape Maintenance, District Management, Pool Management, Tennis Lessons, Auditor, and Accounting

The Board reviewed the 2025 contracts, as presented.

The Board will review the updated tennis contract at the next meeting.

The Board reviewed the landscaping contract. Director Cindi Gelman noted that the dog station pick-ups were not consistent this past year. Discussion will follow at the January meeting.

MPM pool management will be asked to add a dog station/trash clean up to their duties when the pool is open.

Discussion followed regarding adding two sand to ask JBK to add 2 sand buckets in front of the entrances to the facility. The Board directed management to coordinate with JBK to install these sand buckets.

Upon motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the Board voted 5-0 to approve the following contracts for 2025:
Accounting Service Contract – Schilling and Company;
District Management Contract – Circuit Rider of Colorado;
Landscaping Contract – JBK Landscaping;
Audit services Contract – Logan and Associates.

Tennis and pool management contracts will be reviewed at the next meeting.

Legal Items:

a. Update on Pool Heater Issue

Director Gabe Gelman gave the Board an update on the pool heater issue. Based on the most recent phone conversation between Raypak and the District, the Raypak engineering team will be inspecting the heater.

Capital Improvements Planning Discussion:

a. Reserve Study Progress Updates

Director Cindi Gelman noted that the Reserve Study has not been updated as expected, especially regarding the irrigation redesign. The final copy of the Reserve Study is pending and is now delayed per the original contract.

- b. **Facilities and Operations Maintenance and Enhancement Group Updates**
This discussion will be held once the final Reserve Study is available.

**Facilities
and Operations:**

- a. **Landscape report**
No further updates presented.
- b. **Pool report**
No updates presented.
- c. **Tennis Working group report**
Terry Wong shared an update with the Board. Most members have re-volunteered for the 2025 calendar year. The USTA currently has 3 teams at SHMD. The committee is proposing adding a per league fee of \$60 per league and would like this to be run through the CivicRec platform, to offering individual league and a full season league rate. Discussion followed. The Board agreed that a per league rate would offer more flexibility to the community. The Tennis working group will update and re-present their proposal for the Board to review and approve at the next meeting.

Management to add a link to SF tennis website on CivicRec Tennis socials and tennis drills pages.

- d. **Swim Team report**
No updates presented.
- e. **CivicRec District reservations process and updates**
No updates presented.
- f. **Website Accessibility Updates**
No updates presented.
- g. **CivicRec Software Updates**
No updates presented.

**HOA Member
Items:**

The Board discussed the HOA survey results. Several of the responses were discussed. The Board discussed putting together a presentation to share with the community – start with the existing documents. The final document to be potentially shared in person and Zoom at meetings in early 2025. Director Gabe Gelman suggested that the out-of-district attendees pay more to attend HOA events.

Adjournment:

The meeting was adjourned at 8:00 pm by acclamation.

The next meeting will be a Regular Meeting held on January 27, 2025, at 5:30 p.m. at the Sailfish Room.

Shahid Raza

Secretary for meeting