



MEETING MINUTES

A meeting of the Board of Directors of the Sundance Hill Metropolitan District was held at 5:30 pm on Monday January 27, 2025, via Zoom.

Attendance:

Directors:

Jack Campbell, Treasurer
Mike Draudt, VP-Tennis Facilities-joined at 6:15pm.
Gabe Gelman, President
Cindi Gelman, Secretary
Eli Gurock, VP-Buildings & Grounds

Other attendees:

Rebecca Hite, Tennis committee
Terry Wong, Tennis committee
Scott Fong, SF Tennis
Matt Mundy, MPM Recreation
Sarah Shepherd, Circuit Rider of Colorado
Sujata Trehan, Circuit Rider of Colorado

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

Director Gabe Gelman called the meeting to order at 5:34 pm and declared a quorum. 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

Sarah Shepherd noted that a Sailfish Room renter entered the room after their rental period which triggered the alarm. The Board discussed the matter. By acclamation, the Board agreed to revoke rental privileges for the renter in question for a period of one year from when they are notified by Management of the revocation of rental privileges.

Sarah Shepherd noted that the High Plains Elementary School requested a pool rental for a graduation party in May 2025. The Board approved this request by acclamation pending clarification that the rental is on Thursday May 22, as the pool opens to the public on May 23.

Management will set up reservation via CivicRec pending confirmation of the date.

The Board reviewed the request to donate the old Sailfish Room furniture to a family in need that has reached out to the Board. The HOA will mark all the pieces that should not be removed.



Upon motion by Director Gable Gelman and seconded by Director Gurock the Board voted 4-0 to approve the donation of furniture items in the Sailfish Room that are being replaced, apart from items specifically marked by the HOA.

Administrative Matters

1. Approval of minutes from November 18, 2024, Board Meeting

Upon motion by Director Cindi Gelman and seconded by Director Gurock, the Board voted 4-0 to approve November 18, 2024, minutes, as presented.

2. Sailfish Room rentals and closure

Sarah Shepherd gave the Board an update on the upcoming Sailfish Room closure. Rebecca Hite stated that Betsy Holley will be the point of contact for this project; Rebecca will facilitate a meeting between the District and Betsy regarding agreements around access and oversight of the facility during the project.

Financial Matters

1. Ratify December 2024 Claims Payable and Consider approval of January 2025 Claims Payable

Sarah Shepherd presented the December 2024 claims for the Board to review.

Upon motion by Director Cindi Gelman, and seconded by Director Gabe Gelman, the Board voted 5-0 to ratify the December 2024 claims and approve the January 2025 claims, as presented.

2. Financial Statements for the period ending November 30, 2024

Sarah Shepherd shared the financial statements for the period ending November 30, 2024, for the Board to review. Discussion followed.

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

3. Discuss and Consider 2025 Pool Rates and Fees

The Board discussed the 2025 pool rates and fees. Discussion followed regarding increasing pool membership within the community.

Upon a motion by Director Cindi Gelman and seconded by Director Campbell, the Board voted 5-0 to approve the 2025 fees, as presented.

The Board will review the Sailfish Room rental fees and Pool daily use fees at the next meeting.

4. Consider approval for 2025 Contract Renewals: SF Tennis, MPM Recreation Management



Scott Fong gave the Board an update on the 2025 tennis contract, tennis groups, drills, and pricing. Scott clarified that due to low registration some drills were cancelled which made scheduling a challenge on occasion. Last year was the first year the district moved to registration via CivicRec; it is anticipated that planning, registrations, and communication will be more structured this summer. Discussion followed.

The Board reviewed the SF Tennis and MPM Recreation contracts for 2025.

Upon motion by Director Gurock and seconded by Director Cindi Gelman, the board voted 5-0 to approve the 2025 SF Tennis and 2025 MPM Recreation contracts as presented.

Legal Matters

1. Executive session pursuant to C.R.S. 24-6-402(4)(b) to receive advice of legal counsel regarding matters related to Raypak Heater issues

Upon motion by Director Cindi Gelman and seconded by Director Campbell, the board voted 5-0 to enter the executive session.

Executive session began at 7:20pm.

Director Gurock had to exit the meeting before the end of executive session.

Upon motion by Director Gabe Gelman and seconded by Director Campbell, the board voted 4-0 to exit the executive session.

Executive session was closed at 8:01pm.

2. Update on pool heater issue including any Board actions needed

Upon motion by Director Gabe Gelman and seconded by Director Campbell, the board voted 4-0 to approve district legal counsel to reach out to Raypak legal counsel regarding heater operations.

3. Consider the May 6, 2025, Election Resolution

The Board reviewed the Election Resolution.

Upon motion by Director Gabe Gelman and seconded by Director Campbell, the Board voted 5-0 to approve the May 6, 2025, Election resolution as presented.

Capital Improvement Planning Discussion

1. Reserve Study

Terry Wong requested access to the reserve study. Director Gabe Gelman noted that the study be made available to those involved in its discussion.

2. Facilities and Operations Maintenance and Enhancement Group Survey

No updates at this meeting.



Facilities and Operations

1. Landscape Report

Rebecca Hite noted that snow and ice have built up around the facility. Sarah Shepherd noted that the District can call out JBK to do a clean-up. The Board agreed by acclamation that if Rebecca Hite or Lori Boccato from the HOA contacted management regarding ice buildup, management will contact JBK to address the issue.

2. Pool and Sailfish Room Report

Matt Mundy gave the Board an update for the Pool – JBK is starting the hiring process for the season. Jason Mondragon is planning to return as the pool manager.

3. Tennis Working Group Report

Terry Wong gave the Board an update on Working Group activities - the Tennis Committee has some new members. The committee would like to ensure that lesson dates and registration information is distributed to the whole community. They are working on summer Socials schedule. The 2025 season fees were shared with the Board. Management will add the League Fee to CivicRec – Resident/Non-resident rates.

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

4. Swim Team Report

No updates at this meeting.

5. CivicRec District reservation process and updates

No updates at this meeting.

6. Website Accessibility updates – format change for Agenda and Minutes

Sarah Shepherd gave the Board an update on the new accessible format for Board meeting agendas and minutes.

7. CivicRec updates

No updates at this meeting.

Additional Board Member Items

1. Consider rescheduling the March Board meeting.

Due to scheduling conflicts for multiple Board members on March 10th, the Board discussed rescheduling that meeting date. The March Board meeting was rescheduled to Monday March 3, 2025, via Zoom.

Adjournment

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 8.03pm.

The next Board meeting is scheduled for March 3, 2025, at 5:30pm via Zoom.