



MEETING MINUTES

A regular meeting of the Board of Directors of the Sundance Hill Metropolitan District was held at 5:30 pm on Monday September 15, 2025, at the Sailfish Room.

Attendance:

Directors:

Jack Campbell, Treasurer

Mike Draudt, VP-Tennis Facilities

Gabe Gelman, President

Cindi Gelman, Secretary

Eli Gurock, VP-Buildings & Grounds Absent, whose absence was excused

Other attendees:

Lori Boccato, Sundance Hills HOA

JC Chambers, MPM Recreation

Dawn Schilling, Schilling and Company

Sarah Shepherd, Circuit Rider of Colorado

Colleen Kaufman, Swim Team Representative

Kristen Jackson, Swim Team Representative

Andrea Blackwelder, Swim Team Representative

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

Director Gabe Gelman called the meeting to order at 5:30 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.

Discussion followed regarding the free library. The Sundance Hills Book Club would like to build, install, maintenance and stock the library to match the general color and design of the clubhouse and be placed outside the main entrance. Sarah Shepherd will research general guidelines for maintenance and stocking and will work with representative of the Book Club. Upon a motion by Director Gabe Gelman, with a second by Director Cindi Gelman the Board voter 4-0 to approve the library installation.

Legal Items

Election Update

Sarah Shepherd gave the update on the November 4 Election. The voter lists and ballot questions have been certified. The TABOR notice and Financial notice are being drafted and will be mailed or posted on the District website accordingly. Discussion followed regarding receiving public input for the TABOR notice pro/con statements. Community members can reach out to Sarah Shepherd, the Designated Election Official, with any questions regarding question on the election or how to submit statements in favor or opposed to the election questions at info@ccrider.us or 303-482-1002.

Discussion followed regarding two requests for donations of pool memberships by the District and the reasons counsel have not recommended this activity in the past. The HOA or another organization could purchase passes or a membership to donate to requestors. No action was taken at this time.

Administrative Matters

Approval of minutes from August 18, 2025, Board Meetings

Upon motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the Board voted 4-0 to approve the minutes from August 18, 2025, as presented.

Financial Matters

Approval of September 2025 Claims Payable

Upon motion by Director Gabe Gelman, and seconded by Director Draudt, the Board voted 4-0 to approve the financials and claims payable, as presented.

Facilities and Operations

JC Chambers reported on the pool closing and facilities. The Aquawolves have taken on maintenance of the facilities during the off-season and the outdoor changing rooms, dive-well and kiddie pool will be winterized next week.

Gabe Gelman provided an update about the shared pool use with the adult swimmers and Aquawolves. The users need to be reminded to use the year-round bathroom moving forward.

Swim Team Update

The Swim Team representatives provided a report on the season. Discussion followed regarding possibly offering introductory memberships or a discount for new members.

The Board directed management and accounting to provide some research and recommendation at the next Board meeting, which is the budget working session in October.

Discussion followed regarding possible low-cost concessions at the pool during limited times at during the summer. MPM will provide some background at the next meeting.

HOA update

The HOA is working on a community survey and requested input by the Board with an opportunity to include helpful questions to the District. Cindi Gelman will work with Lori Boccato.

Tennis updates

Discussion followed regarding increasing social and tennis pool participation throughout the summer and during key times throughout the summer schedule.

Pool and Community Room updates

JC Chambers provided an update for the Sailfish Room. Discussion followed regarding rates for the community room rental fee and cleaning expenses, and cleaning needs of the Sailfish Room and year-round bathroom. The inconsistency of the rentals during the off-season makes it difficult to utilize a weekly cleaning service. The Board directed management to reach out to several contractors for bids on this service for discussion at the next meeting; weekly “year-round” bathroom cleaning, plus monthly or quarterly deep cleaning, plus one-time per day cleaning when the room is used for the full year.

Discussion followed regarding the anti-slip mats that are needed under the large rugs in the Sailfish Room. The HOA will be investigating a warranty replacement of the large rug under the couch area and will move forward with securing the rugs with anti-slip pads or carpet tape. Management will try to get someone out to install tape or pads as soon as possible.

Additional Board Member/Management items

Sarah Shepherd provided an update regarding the design process for the possible capital project plan. In October the proposal will be revisited and Gabe Gelman and Sarah Shepherd will discuss the bidding process with legal counsel.

Adjournment

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 7:36 p.m.

The next regular Board meeting is scheduled for October 27, 2025, at 5:30pm at the Sailfish Room.

/s/Sarah Shepherd

Secretary for the meeting