



**MINUTES OF THE OCTOBER 21, 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 October 21, 2024, at the Sailfish Room, 5626 S Galena Greenwood Village, CO 80111.

**Attendance**            Directors:  
Mike Draudt  
Cindi Gelman  
Gabe Gelman  
Eli Gurock  
Jack Campbell – unexcused absence

Other attendees:  
Rebecca Hite, Resident  
Mindy Davine, Resident  
Catherine Winter, Resident  
Terry Wong, Tennis Representative  
Lori Boccato, HOA Board 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 5:33 PM and declared a quorum with 4 out of 5 Board members present.

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

**Public Comment for items not on the Agenda:**            **Social Club Discussion**  
Resident Mindy Davine gave the Board an update on the HOA’s Social Squad. Mindy noted that certain groups would like to continue to use the Sailfish Room free of charge, if approved by the Board. The HOA clarified that they were sponsoring the ‘kick off’ event for certain social events, however, recognizes that scheduling additional events without charge at the Sailfish Room would possibly impose upon other users of the District facilities. Discussion followed. The Board discussed the specifics such as what activity would be considered a ‘social event,’ what would be an acceptable frequency etc. The Board will continue to consider social event requests – any requests must be approved by the HOA and District.

### **Fall Festival**

The HOA and Board also discussed the Fall Festival using the cabana area during the event. The HOA will pay for an MPM lifeguard to be present during the event so that the cabana area may be used.

### **Board Member & Manager Items:**

Sarah Shepherd will continue to reach out to Director Campbell to discuss meeting attendance. Upon motion by Director Cindi Gelman, and seconded by Director Gurock, the Board voted 4-0 to approve the absence as unexcused.

### **Administrative Items:**

**a. Consider approval of Minutes: September 16, 2024, Meeting Minutes**

Upon motion by Director Gurock and seconded by Director Draudt, the Board voted 4-0 to approve the minutes from September 16, 2024, as presented.

### **Financial Items:**

**a. Consider approval of claims for October 2024**

Dawn Schilling and Sarah Shepherd presented the October claims.

Upon motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the Board voted 4-0 to approve the October 2024 claims payable, as presented.

**b. Financial and Membership report**

No update was presented at this meeting.

**c. 2025 Budget Discussion**

Dawn Schilling presented the 2025 draft budget. The Board reviewed the budget. Discussion followed.

### **Legal Items:**

**a. Update on Pool Heater Issue**

Sarah Shepherd, Gabe Gelman, JC Chambers, and Tom George will be meeting with Raypak regarding the pool heater issue shortly.

### **Capital Improvements Planning Discussion:**

**a) Reserve Study Progress Updates**

Sarah Shepherd shared an update regarding the Reserve Study. The Study was received just before the meeting. The Board will review the study and provide comments so the final draft can be shared and discussed as soon as possible. The Board will consider the various factors and options presented. Discussion followed.

**b) Facilities and Operations Maintenance and Enhancement Group Updates**

No updates were presented at this meeting. The groups will have an opportunity to review the Reserve Study and will provide outcomes of the community survey at the next meeting.

### **Facilities and Operations:**

**a. Landscape report**

No update was presented at this meeting.

**b. Pool report**

JC Chambers gave the Board an update - the pool lights on one side of the facility need to be replaced; the heater, which is still operating, does need some maintenance as it is showing another PIM card error.

Winterization of the exterior changing bathrooms is scheduled for next week.

Discussion followed regarding the usage of the outside bathrooms for changing-room only in the winter and strategies to prevent usage of the winterized toilets.

The Board discussed the usage of the pool for lessons by a person not authorized to do so. Discussion followed. Sarah Shepherd will follow up with renters on this point.

The Sailfish Room will be closed for renovations from February 1st through mid-April. The room will be reopened the weekend of swim team registration, the exact date has not been set at this time. Management will prepare website updates and eblast communications to members.

Upon motion by Director Cindy Gelman, and seconded by Director Draudt, the Board voted 4-0 to approve that the Sailfish Room will be closed from February 1 till the opening weekend for swim team registration.

### **c. Tennis Working group report**

Terry Wong and Rebecca Hite gave the Board a review of the USTA tennis season. The season went well, with expected attendance. Melissa Blake will be taking over from Rebecca Hite as the USTA coordinator at the start of 2025.

Catherine Winter gave the Board an update on tennis socials and drills. Signing up via CivicRec went very smoothly. For next year, the calendar would be set earlier to avoid scheduling delays for tennis drills which will hopefully increase registration numbers and avoid registrations outside of the CivicRec platform.

Seven tennis socials were scheduled in 2024; 2 were cancelled due to inclement weather. The number of participants in 2024 was about the same as in 2023. For 2025 the committee may opt for 4 social events, scheduled on a monthly basis. The HOA is also considering sponsoring some food and beverages to support and promote these socials.

Director Cindy Gelman noted that there could be more communication regarding kids/family tennis socials in the future, to raise awareness and possibly participation, given the high number of 3–7-year-olds in the neighborhood.

Scott Fong reported to the tennis committee that participation in Junior Team Tennis and kids' lessons were higher in 2024 than in previous years. Director Gurock noted that the lessons went very well.

d. **Swim Team report**

There was no swim team report presented at this meeting.

e. **CivicRec District reservations process and updates**

CivicRec has been updated for the winter season.

f. **Website Accessibility Updates**

No updates were presented at this meeting.

g. **CivicRec software updates**

No updates were presented at this meeting.

**HOA Member  
Items:**

HOA member items are noted under public comments.

**Adjournment:**

The meeting was adjourned at 8:01 pm by acclamation.

The next meeting will be a Regular Meeting and the 2025 Budget Hearing, held on November 18, 2024, at 5:30 p.m. at the Sailfish Room.



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Secretary for meeting