



## **MEETING MINUTES**

A regular meeting of the Board of Directors of the Sundance Hill Metropolitan District was held at 5:30 pm on Monday January 26, 2026, via Zoom.

### **Attendance:**

#### Directors:

Jack Campbell, Treasurer – absent, whose absence was excused  
Mike Draudt, VP-Tennis Facilities  
Gabe Gelman, President  
Cindi Gelman, Secretary  
Eli Gurock, VP-Buildings & Grounds

#### Public attendees:

Josh Gonzales  
Sean Hatzenbuehler, Aquawolves  
Lyndsay Williams, Aquawolves  
Christopher Loftis, Aquawolves  
Bailey Foley  
Kurt Meyer  
Lori Boccato  
Colleen Madden  
Erin Dowler  
Mohamed Ragab  
Scott Fetter  
Susan Buckheit  
Kathleen Wilcox  
Gina Draudt  
Amy Fetter  
Erin Dowler  
Colleen Kaufman, Swim Team Representative

#### Other attendees:

Kyle Thomas, DA Davidson  
Christa Plaza, Essenza Architecture  
Dawn Schilling, Schilling and Company, District Accountant  
Brenden Desmond, Spencer Fane, District Legal Counsel  
JC Chambers, MPM Recreation  
Scott Fong, ST Tennis  
Sarah Shepherd, Circuit Rider of Colorado, District Management  
Sujata Trehan, Circuit Rider of Colorado, 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 5:31 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.**

Josh Gonzales joined the meeting regarding his request for renting the tennis courts. The Board reviewed the request and agreed that rentals would be possible. District Management will follow up to discuss the details to be presented at a future meeting date.

No other items were presented.

**Pool Facility updates**

**Pool facility safety update from Aquawolves Swim Team Representatives**

Sean Hatzenbuehler gave the Board an update regarding the incident that occurred at the pool last week. Sean noted that there was no chemical spill – chemicals were added to the pool to adjust pool PH at a location and time that was not ideal, which resulted in the fumes that affected 5 swimmers, who were transported to be treated for medical issues and have all been returned home at this time.

Sarah Shepherd noted that when the police and first responders (including a HazMat team) left the pool at 7pm on the day of the incident, they certified that the facility was safe. She has since discussed the matter with the District’s consultants, operators and with local police and County Safety and State OSHA representatives. The pool continues to be a safe facility to occupy/ Discussion followed.

Director Gabe Gelman opened the meeting for items from citizens regarding this issue.

Erin Dowler shared that her child was one of the affected swimmers and appreciated that Aquawolves and the District stayed in constant contact. She acknowledged that this was a freak accident and continued to trust the coaches and Aquawolves. Her child has recovered fully.

Colleen Madden echoed Erin’s comments – she has full trust in Aquawolves and was appreciative of their transparency and honesty.

Susan Buckheit echoed the same sentiments – she has full confidence in Aquawolves and in Sean. Appreciates their honesty and transparency and reiterated her support for Sean and Aquawolves.

Scott Fetter shared that his son was impacted by this incident. He asked the Board to consider that if Aquawolves are not allowed to use the pool, that team would shrink, which would effectively shrink the Sundance Sailfish Swim team. He has more confidence in Sean and the Aquawolves today as he believes this experience has helped them grow and be even more careful.

No additional public comments were shared.



## **Administrative Matters**

### **Approval of minutes from November 17, 2025, Board Meeting**

The Board reviewed the minutes.

Upon a motion by Director Cindi Gelman and seconded by Director Gurock, the Board voted 4-0, to approve the November 17, 2025, minutes, with one typographic correction.

### **Ratify agreement with Essenza Architecture**

The Essenza proposal was presented for the Board's ratification. Director Gabe Gelman asked if the incident last week may result in adding some items to the proposal. Christa Plaza noted that they would need more information and would be available to discuss.

Upon a motion by Director Gabe Gelman and seconded by Director Cindi Gelman, the Board 4-0, with 1 absent, to ratify the Essenza Architecture agreement, as presented.

## **Financial Matters**

These items were tabled for the next meeting.

## **Executive Session**

Director Gabe Gelman made the following motion: An executive session is hereby called pursuant to and for the purposes set forth in C.R.S. § 24-6-402(4) for a conference with the District's attorney to receive legal advice on specific legal questions, after announcement of the specific topic for discussion and statutory citation authorizing the executive session, and a vote of two-thirds of the quorum of the Board present regarding an incident at the pool facility.

Director Draudt seconded the motion. The Board voted 4-0 to move into Executive Session. Executive Session began at 6:23 pm.

Upon motion by Director Draudt, and seconded by Director Gurok, the Board voted 4-0, with 1 absent, to close the Executive Session. Executive Session ended at 7:37 pm.

Sarah Shepherd gave the public attendees an update. Aquawolves representatives were notified that they would be able use the pool starting on January 27, 2026, subject to executing an addendum to the existing contract. Assuming that the addendum is executed within 3 weeks the rental use of the facility could continue. Discussion followed.

Upon motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the Board voted 4-0, with 1 absent, to direct legal counsel to draft the contract addendum, and District management to complete the process of updating the contract with Aquawolves.

## **Additional Board Member/Management items**

All additional items were tabled for the next meeting.



### **Community Communications**

The Board reviewed the request to use the parking lot for a donation drive. Discussion followed. Current District policy does not permit renting the parking lot. Should the HOA choose to sponsor this event, the requestor would be able to use the lot.

The Board reviewed the concerns around the playground gate. Discussion followed. The District will address the situation when the playground is renovated. Director Gurock noted that several residents are also frustrated with off-leash dogs at the playground. Signage is ready and will be installed at the playground.

### **Adjournment**

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 8:03 p.m.

A special meeting is scheduled for Monday, February 2, 2026, via Zoom.

The next regular meeting is scheduled for March 23, 2026, at 5:30 pm at the Sailfish Room.

The next Planning Committee meeting for the facility projects is scheduled for January 27, 2026, at 1:00pm via Zoom.

A handwritten signature in black ink, appearing to read "Shirley J. Hill", is located at the bottom left of the page.