



SPECIAL MEETING MINUTES

A special meeting of the Board of Directors of the Sundance Hill Metropolitan District was held at 5:30 pm on Monday April 27, 2026, via Zoom.

Attendance:

Directors:

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

Public attendees:

Colleen Kaufman, Swim Team Representative
Andrea Blackwelder, Swim Team Representative
Andy Jones, Effective Connect
Merina Martin, Resident
Alexis Shoop, HOA
Lori Boccato, HOA Board President

Other attendees:

Dawn Schilling, District Accountant
Tom George, Spencer Fane
Dani Kaiser, Spencer Fane
JC Chambers, MPM Recreation
Sarah Shepherd, District Management
Sujata Trehan, 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 5:32 pm and declared a quorum with 3-5 Board members present. 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.

HOA Volleyball: Lori Boccato shared that the HOA would be interested in hosting a volleyball tournament sometime in August, after the swim team season. The Board heard from Merina Martin and Alexis Shoop. The event would have a sign-up sheet with waivers, and the HOA would extend the invitation to the HOA members who are not pool members. Discussion followed. Director Gabe Gelman noted that extra lifeguards would be needed as the pool would be open. Lori Boccato noted that the HOA will cover the cost of the extra lifeguards. Additional discussion followed. The Board agreed to tentatively reserve the facility for Saturday, August 8th.

Pace clock: The Board discussed the Swim Teams' request for repairing the pace clock at the pool. JC Chambers noted that they would do some troubleshooting regarding the clock.



Eagle Scout Project: The Board discussed an Eagle Scout volunteer project proposed at the pool. Colleen Kaufman gave the Board an update on the project. Discussion followed. Eagle Scout attendees must sign a waiver before attending the event at the pool and could add their event to the Swim Team's Master Rental Agreement.

Pickleball request: The Board noted that the District tennis courts cannot be modified for pickleball. Lori Boccato noted that the HOA sponsors several fun community events, and folks have several other options for pickleball.

Sundance Hills Metro District logo redesign: Lori Boccato noted that the HOA has considered redesigning their logo – it could possibly include the Metro District and Swim Team logo redesign so that they appear more cohesive and use the same colors. Discussion followed. The HOA plans to hire a designer for their logo redesign. Director Gabe Gelman volunteered to work with the HOA as a District representative with support from District management.

Legal counsel: Tom George introduced Dani Kaiser to the Board. Brendan Desmond has left the firm. Dani Kaiser shared her background with the Board. The Board welcomes Dani.

Presentation by Andy Jones at Effective Connect regarding District Utilities

Andy Jones introduced himself to the Board and gave a presentation on the possible savings they could provide for the District. Discussion followed. The Board will look at the materials provided by Andy to discuss further at the May board meeting.

Pool Facility Updates

Planning Committee update

Sarah Shepherd gave the Board an update on the Planning Committee. Meeting dates have been set for the next several months, and several furniture selections have been finalized.

More samples were received late last week, which will allow the committee to complete the final order for umbrellas and couch sitting areas, once the fabric is selected.

The next phase of the project will focus on the playground area. A playground vision board has been developed and shared on the District website. Sarah Shepherd gave the Board an update on upcoming meeting topics. Discussion followed.

Operations and Building and Grounds Reports

Pool and Park updates

JC Chambers gave the Board an update regarding pool preparations for the season. MPM plans on emptying the pool on May 1st. The pool should be filled up, heated and ready for swim team shortly after. As soon as the new furniture comes in it will be set out and the old furniture will be disposed of, which may be after opening day.

An email will be sent to let subscribers know of the upcoming pool maintenance.

Sarah Shepherd shared the playground mulch replacement quotes. Discussion followed.



Upon motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the Board voted 3-0 to approve Rec Plus fibar playground safety surfacing replacement proposal, as presented.

Sarah Shepherd shared Denver Water's temporary drought updates. Discussion followed.

The Board reviewed the internet options and pricing for the clubhouse. Discussion followed.

Upon motion by Director Cindi Gelman, and seconded by Director Gabe Gelman, the Board voted 3-0 to approve moving to Ting for internet service at the facility. Once the AV and other wired installations have been assessed with Essenza, the new internet will be installed later in the summer.

Swim Team updates

Andrea Blackwelder shared that sign up is going well for 2026.

Director Cindi Gelman asked if swim team and tennis programs have coordinated their schedules.

Colleen Kaufman noted that swim team has indeed collaborated closely with SFTennis to avoid overlaps as much as possible. Andrea Blackwelder also noted that swim team is offering morning practice as well.

Colleen noted that the seasonal logos will be updated in the banner and will remain the same as previous years.

Tennis Committee and Tennis program updates

Court maintenance will occur as soon as next week, including windscreen roll down and power washing by the new maintenance company.

Lori Boccato noted that a scorecard has been broken and needs to be replaced or repaired. Game-Set-Match will be asked to replace/repair the scorecard.

Community Room Updates

The new cleaning company is doing a great job! Ongoing monitoring will continue.

HOA Updates

Lori Boccato noted that the HOA forwards several District communications and asked if there was a way to compare if there is a significant overlap of subscribers. Discussion followed.

Administrative Matters

1. Approval of minutes from March 23, 2026, Board Meeting

Upon motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the Board voted 3-0 to approve March 23, 2026, meeting minutes with a correction for Cindi's name spelling.



2. Discussion regarding communication plan review and Newsletter draft

Director Gabe Gelman gave the Board an update on the District's communication plan and newsletter draft. Discussion followed.

It was suggested that the District management also add information regarding Circuit Rider of Colorado to the fact sheet. Director Gabe Gelman will provide input for future newsletters.

Financial Reports

Consider approval of Financial Report and Claims for prior periods

Dawn Schilling presented the cash position as of March 31, 2026.

Director Cindi Gelman noted that First Bank is changing to PNC Bank and all account numbers will change. Discussion followed. New checks will have to be ordered once the account number has been updated.

Upon motion by Director Cindi Gelman, and seconded by Director Draudt, the Board voted 3-0 to approve the March end to current date Claims, as presented.

Upon motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the Board voted 3-0 to ratify the early March Claims, as presented.

Dawn Schilling presented the February Budget-to-Actuals to the Board.

Upon motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the Board voted 3-0 to ratify the February Budget-to-Actuals, with the change regarding the Renner invoice – which needs to be applied to 2025.

Additional Board Member Items

No additional items were presented.

Adjournment

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 7:32 p.m.

The next regular meeting is tentatively re-scheduled for May 18, 2026, at 5:30 pm at the Sailfish Room. The next Planning Committee meeting for the facility projects is scheduled for May 7, 2026, at 12:30pm via Zoom.

/s/Sarah Shepherd

Secretary for the meeting