Sundance Hills
Metropolitan District

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 August 10, 2026, via Zoom.

Attendance:

Directors:
Mike Draudt, VP-Tennis Facilities
Gabe Gelman, President
Cindi Gelman, Secretary
Eli Gurock, VP-Buildings & Grounds

Public attendees:
Sally Newcomb, Resident
Jack Campbell
Jessie Ernster, HOA representative
Lori Boccato, Resident

Other attendees:
Dawn Schilling, District Accountant
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 4 out of 4 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.
Gabe Gelman noted the email from Lori Bocatto regarding the Planning Committee.

Gabe Gelman noted that the "Strip Mall Sushi" band has requested a Music Night on Friday August 22, 2026. **The Board voted by acclamation to approve the request.**
Management will circulate a communication regarding Music Night.

Pool Facility Updates
Planning Committee update
Sally Newcomb shared an update regarding the last in-person meeting at the Sailfish Room which was attended by 2 community members. Sally noted that some beautiful selections have been made and was excited about the restroom being converted to an ADA compliant space. She appreciated the work and the wonderful selections so far and noted that Sarah and Christa are working hard on getting the best possible options for the District.

Sarah Shepherd noted that the interior designer has worked to match the Sailfish Room with the new furniture on the pool deck. Essenza is working with their traffic engineer in reviewing Greenwood Village studies regarding the traffic flow and parking lot configurations in the area.

Gabe Gelman noted that previous meetings have had robust conversations, with the right discussions being had, and moving in the right direction. He also noted that given the amount of time required to finalize pool furniture selections, playground designs, and communication details, it is no longer possible to break ground this fall. Given the needs of the community, construction will begin next year after the pool closes.

Upcoming Planning Committee topics, including scheduling update
Sarah Shepherd noted that 2 more Planning Committee meetings are scheduled, on August 20th and September 10th. The Board will receive updates regarding these meetings at their next Board meeting and Bid selection can occur after the September board meeting.

The Planning Committee may need an additional meeting in late September or October and will then conclude its schedule. The Board may choose some select representatives to attend future construction meetings based on the focus of the specific meeting.

The Board will also receive some options for the playground equipment – the District will be working with the playground equipment vendor to create a few options.

Mike Draudt asked if there will be a survey circulated within the community. Discussion followed.

Cindy Gelman asked when the umbrellas and couches will be ordered/delivered, and if it will occur during the off-season. Sarah Shepherd noted that the umbrellas have already been ordered, and the couches will be ordered soon to avoid a price increase.

Upon a motion by Director Cindy Gelman, and seconded by Director Eli Gurock, the Board voted 4-0 to approve the payment for umbrellas and couches as presented.

Gabe Gelman noted that an updated community survey is being developed; once completed it can be circulated by the HOA to obtain feedback regarding playground configurations.

Discussion followed. Director Cindy Gelman volunteered as the Board volunteer to coordinate and finalize the Community Survey. The Board will review the updated survey at the next meeting.

Operations and Building and Grounds Reports
Pool and Park updates
JC Chambers gave the Board an update regarding the pool. MPM was able to remove the old benches and repair the globe light. The CO2 has been successfully hooked up to the pool, which will maintain the pool pH levels automatically.

They are running low on chlorine at the pool, and MPM will have to order it before the end of the season. JC recommended talking with Aquawolves regarding using the leftover chemical to recoup some of the cost. Sarah Shepherd noted that while the district does charge Aquawolves for utilities, the district has not charged for chemicals. The District is working with Aquawolves currently regarding a contract for the upcoming winter season. Discussion followed.

The step on the diving board has been replaced. Discussion followed. JC noted that the anti-slip tape in the baby pool has been discolored; the discolored tape will be replaced. Additional discussion followed.

Director Cindi Gelman noted that part of the railing around the baby pool gets very hot and wondered if there was a solution for safety reasons. JC noted that while pool noodles would not work, neoprene covers are available for this purpose. MPM will order and install neoprene covers to the railings around the baby pool.

Swim Team updates
Gabe Gelman gave the Board an update from Andrea Blackwelder. The Sailfish Swim Team had another successful season with 150 swimmers including many new swimmers. Swim Team very much appreciates the continued support from the District. The Swim Team is requesting a larger donation from the District to keep the team affordable in 2027. They would also love to find a permanent home for team trophies. Discussion followed.

Tennis Committee and Tennis program updates
Sarah Shepherd gave the Board an update on the Cherry Creek High School tennis rentals – which ultimately has resulted in a 2-day rental. Given the amount of time and effort and communications needed to finalize rentals, Sarah recommended the District may wish to revisit rental rates or processes.

Community Room Updates
No additional updates were shared.

HOA Updates
Jessie Ernster gave the Board an update – the Labor Day breakfast is coming up soon and the semi-annual HOA meeting will be held in the fall.

The HOA is waiting on the District's vote regarding the logo and rebranding. Discussion followed.

Upon motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the Board voted 4-0, to approve Circuit Rider of Colorado's overage time, of approximately 10 hours, to update the District website, CivicRec, and documents with the new logo.

Legal Items
Review of District Facility Safety Policies and Best Practices
Dani Kaiser noted that they are still working on the District Safety Policies and Best Practices. These will be presented to the Board at a future meeting.

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Discuss Board Vacancy and Eligibility
Dani Kaiser gave an overview of Board eligibility – the prospective Board member must be registered to vote in Colorado, with an address within the District. Additionally, they must either live or own property within the District.

Discussion followed. Management will send a follow-up communication regarding the current Board vacancy.

Administrative Matters
1. Approval of minutes from June 15, 2026, Board Meeting
Upon motion by Director Cindi Gelman, and seconded by Director Eli Gurock, the Board voted 4-0, to approve meeting minutes from June 15, 2026, as presented.

2. Confirm future Board Meeting dates
Discussion followed regarding rescheduling the remaining meetings in 2026 to accommodate Board member schedules:
The September meeting is scheduled on September 14th at 5:30pm via Zoom.
The October meeting is scheduled on October 21st at 6:30-8pm via Zoom.
The November meeting is scheduled on November 11th at 6:30-8pm via Zoom.

Financial Reports
Consider approval of Financial Report and Claims for prior periods
Dawn Schilling presented the financial reports. Discussion followed.

Upon motion by Director Cindi Gelman, and seconded by Director Eli Gurock, the Board voted 4-0, to ratify the June 2026 claims as presented.

Upon motion by Director Cindi Gelman, and seconded by Director Gabe Gelman, the Board voted 4-0, to approve the July 2026 claims as presented for $54,794.38. This does not include management's invoice for July.

Dawn Schilling presented the Budget to Actuals report. Discussion followed.

Additional Board Member Items
No updates were presented.

Adjournment
There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 7:19 p.m.

The next meeting is scheduled for September 14, 2026, at 5:30 pm via Zoom only.

The next Planning Committee meeting for the facility projects is scheduled for August 20, 2026, at 12:30pm via Zoom.

/s/ Sarah Shepherd
Secretary for the meeting