



**MINUTES OF THE AUGUST 6, 2024, WORKING SESSION
OF THE BOARD OF DIRECTORS OF
THE SUNDANCE HILLS METROPOLITAN DISTRICT**

A Working Session of the board of directors was held at 4:00 PM on August 6, 2024, via Zoom.

Attendance

Directors:

Jack Campbell
Mike Draudt
Cindi Gelman
Gabe Gelman
Eli Gurock

Other attendees:

Terry Wong, Tennis Representative
Lori Boccato, HOA Representative
Rebecca Hite, HOA Representative
Dawn Schilling, Schilling and Co
JC Chambers, MPM Recreation Management
Sarah Shepherd, Circuit Rider of Colorado
Sujata Trehan, Circuit Rider of Colorado

**Financial
Workshop**

A Financial workshop was held starting at 4pm. Dawn Schilling gave the Board a detailed training of District financial reports and processes. Discussion followed.

**Call to
Order/Agenda/
Conflicts of
interest:**

Director Gabe Gelman called the meeting to order at 5:01 PM and declared a quorum, with all Board members present.

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

**Public Comment
for items not on
the Agenda:**

Director Gurock noted a thank you for posting the “No Animals” signage at the pool, as dogs at the pool continues to be a problem.

**Capital
Improvement
Planning
Discussion**

a. Reserve Study Progress Update

Sarah Shepherd gave the Board an update – ARS has been provided with all the required documents to start producing the Reserve Study. Management will follow up with ARS to ensure that the Study is delivered within the timeline promised, and will share the draft study once it is available with the working groups.

b. Facilities and Operations Maintenance Group

Director Cindi Gelman presented the group's working document for long range planning, reviewing the District's current and projected expenses and income. Discussion followed. The Board discussed various revenue sources available to the District for additional funds. Director Cindi Gelman noted that as they consider enhancements, beyond their initial cost, the Board also needs to keep the cost to maintain these items in mind.

c. Facilities and Operations Enhancement Group

Director Gurock presented the Board with the Enhancement Groups update. The group started working from an initial list of 60 items. The group shared their process for prioritizing the enhancements they will consider, based on feedback from multiple sources, to include a community survey and other avenues. Discussion followed.

**Additional
Items:**

Extend the pool season: The Board will discuss potentially adding an extra weekend at the end of the pool season at its next meeting.

Buddy morning swim: This program can continue after the pool hours have shortened. Management will send a community eblast to inform the community of this available option.

Friends of Sundance: an ice-cream and movie night will be held at the pool for all members with specific invitations to the Friends of Sundance supporters. This event will probably be scheduled on a Friday or Saturday night before the end of season.

Adjournment:

The meeting was adjourned at 7:00 pm by acclamation.

The next meeting will be a Regular Meeting, held on August 19, 2024, at 5:30 p.m. at the Sailfish Room.



Secretary for meeting