



**MINUTES OF THE SEPTEMBER 16, 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 September 16, 2024, at the Sailfish Room, 5626 S Galena Greenwood Village, CO 80111.

Attendance	<p><u>Directors:</u> Jack Campbell– excused absence Mike Draudt Cindi Gelman Gabe Gelman Eli Gurock</p> <p><u>Other attendees:</u> Rebecca Hite, HOA Board President Alyson Ross, HOA Representative Lori Boccato, HOA Board Secretary Dawn Schilling, Schilling and Co Matt Mundy, MPM Recreation Management Sarah Shepherd, Circuit Rider of Colorado Peter Kline, Circuit Rider of Colorado</p>
Call to Order/Agenda/Conflicts of interest:	<p>Director Gabe Gelman called the meeting to order at 5:31 PM and declared a quorum.</p> <p>The agenda was approved by acclamation. No new conflicts were noted.</p>
Public Comment for items not on the Agenda:	<p>No in-person public comment was presented.</p> <p>Emailed comments addressed Cabana usage in the winter. Discussion followed regarding staffing, insurance costs, need for lifeguards, changes to MPM contract. The Board discussed that there will be no change to policies at this time.</p>
Board Member & Manager Items:	<p>None.</p>
Administrative Items:	<p>a. <u>Consider approval of Minutes: August 19, 2024 Meeting Minutes</u> Upon motion by Director Cindi Gelman and seconded by Director Eli Gurock, the Board voted 4-0 to approve the minutes from August 19, 2024, as presented.</p>

Financial Items: **a. Consider approval of claims for September 2024**

Dawn Schilling presented the claims. Upon motion by Director Gabe Gelman and seconded by Director Mike Draudt the Board voted 4-0 to approve the September 2024 claims payable, as presented.

b. Financial and Membership report

Aquawolves revenue is better than expected this year, given that the rental is not an ongoing guarantee. Expense for District management (special services) and legal services were over budget, given the special projects this year. Discussion regarding the Reserve study timing, the 2025 Budget and elections process followed. A budget will be circulated to the Board in advance of October 15 with input from the discussion.

Legal Items: **a. Update on Pool Heater Issue**

Discussion followed regarding directing Tom George to seek possible settlement on the heater claim. Direction Gabe Gelman, will speak with counsel and management to move the process forward.

**Capital
Improvements
Planning
Discussion:**

a) Reserve Study Progress Update

Sarah Shepherd provided an update on the reserve study. Results and recommendations will be provided for the next meeting.

b) Facilities and Operations Maintenance Group

No update provided at this meeting.

c) Facilities and Operation Enhancement Group

Lori Bocatto provided a draft survey administered by the HOA to understand what community members might be interested in to enhance the District facilities and services. Discussion regarding feasibility and expenses followed.

The HOA plans to move forward with the new furnishings and painting of the Sailfish Room. Discussion of timing and logistics followed. The HOA is requesting that the District close the Sailfish Room for February and March in order to store furniture and complete upgrades. The intention will be for the room to be ready for Graduation parties and registration in the Spring. Discussion followed. Upon a motion by Director Gurok with a second by Director Cindi Gelman the Board voted 4-0 to approve refurbishing of Sailfish Room, including the closure of the room for February and March. District management to close reservations for the room during February and March.

Director Cindi Gelmen will act as board representative with HOA regarding furniture questions.

**Facilities
and Operations:**

a. Landscape Report

No Landscapes updates. The City will be reviewing curbing and ADA ramps along the District's right-of-ways. Director Cindi Gelman will coordinate with the City and management on the plan.

b. Pool report

Discussion followed regarding the Aquawolves party date that overlapped the District Food truck event.

HOA Member Items: Discussion followed regarding HOA parties while pool is open. The HOA would like to Board to consider having the District cover non-resident additional member cost either in the cost of membership or on a case-by-case basis. The HOA was trying to keep uniform costs for all. Discussion. No decision was made at this time.

Adjournment:

Upon a motion by Director Gelman and seconded by Director Gabe Gelman, the Board voted 4-0 to adjourn the meeting at 7:45p.m.



Secretary for meeting