



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 February 2, 2026, via Zoom.

Attendance:

Directors:

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

Public attendees:

Colleen Kaufman, Swim Team Representative
Andrea Blackwelder, Swim Team Representative
Berenice Katcher, District Resident
Catherine Winter, HOA Board member and Tennis Committee
Lori Boccato, HOA Board President
Sally Newcomb, District Resident

Other attendees:

Kyle Thomas, DA Davidson, Bond Brokerage Representative
Dawn Schilling, District Accountant
Brenden Desmond, District Legal Counsel
Scott Fong, SF Tennis, Tennis Program Manager
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. 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.

The Board reviewed and approved a request from High Plains Elementary School for a pool party on Thursday May 21, 2026. Management will create the reservation in CivicRec and coordinate between MPM. No other items were presented.

Financial Items

Bond financing presentation

Kyle Thomas presented responses to the Bond financing rates and terms. Detailed discussion followed including comparing the available options, their pros, cons, and related risks and benefits.

Upon motion by Director Cindi Gelman, and seconded by Director Eli Gurock, the Board voted 5-0, to approve the District engaging DA Davidson to notify Flagstar Bank that the



District would like to engage in the process of utilizing its offering for the District's debt financing instrument. The approval process for closing the loan will be the next step. Updates will be provided at the next Board meeting.

Discuss Rates and Fees Pool and Tennis Membership Rates and Fees

Dawn Schilling presented the proposed 2026 pool and tennis membership rates and fees. Discussion followed. The Board discussed offering a discount to new or returning in-district pool members, (in-district pool members who have not been a pool member for 5 years or more). Discussion followed. The Board discussed offering a discount to out-of-district swim team members who purchase a family pool membership. Discussion followed.

Consider approval for 2026 Pool and Tennis Membership Rates and Fees

Upon motion by Director Cindi Gelman, and seconded by Director Draudt, the Board voted 5-0 to adopt the rates as presented (in green in the spreadsheet) and record the intention to work with the swim team in the future to consider a potential swim team discounts to encourage membership to both the pool and team.

Upon motion by Director Gurock, and seconded by Director Draudt, the Board voted 3-2 to approve an additional \$50 discount for in-district family pool memberships – for those who are new members who have recently moved into the District (who have never purchased a family membership), or members who have not joined the pool in the last 5 years or longer. The offer would be available for only the 2026 pool season.

Swim team representative, Andrea Blackwater, will provide additional information to the Board for further discussion. Lori Boccato will provide management with a list of residents that have purchased a home in the District since fall 2025.

Financial Report and Claims approval from prior periods

Upon motion by Director Cindi Gelman, and seconded by Director Gurok, the Board voted 5-0 to ratify December 2025 claims as presented.

Upon motion by Director Gabe Gelman and seconded by Director Cindy Gelman, the Board voted 5-0 to approve January 2026 claims as presented.

Pool and Facility Updates

Facilities and operation report

Sarah Shepherd gave the Board an update. The pool is closed to the public, other than morning swim and swim practices by Aquawolves. The operations are going well and the pool and facilities continue to function safely.

Andrea Blackwelder gave the Board an update regarding Swim Team. Swim Team would like to make a call for sponsors for the team in March or April. Discussion followed. Andrea noted a suggestion for Pool safety/lessons learned – should a mandatory training for all parties using the pool, including Sailfish, Flailfish, etc. be considered. Discussion followed. As the pool is operated by MPM during the pool season, MPM provides all required training. Andrea shared



that swim team practice hours will be 8am-11am. The swim meet schedule is still being finalized and will be provided as soon as it is set.

SF Tennis Contract

Catherine Winter noted that resident tennis rates remain flat as in 2025 and non-resident rates went up by \$10 per the motion adopted by the Board for pool and tennis rates for 2026. Scott Fong gave the Board an update on tennis programming, including junior team tennis, youth lessons, adult tennis socials and drills for the upcoming season.

Catherine Winter noted that non-members are using the tennis courts for lessons or drills via SF Tennis. Discussion followed regarding tennis court usage, court usage waivers, and court access. Director Gabe Gelman noted that additional discussion is needed to navigate these concerns. The Board discussed having an offline discussion regarding these items; Catherine Winter to convene a working group with Director Draudt as the Board representative. Management and legal counsel will review the SF Tennis waiver to access if additional language is needed.

Tennis Rental discussion for 2026 fall

Management will continue to work on an agreement for court rentals for 2026 fall, as discussed at the prior meeting.

Adjournment

The Board noted that given the additional items that need to be reviewed, as well as working with DA Davidson regarding the Bond, a special meeting has been tentatively scheduled for February 23rd or 24th, 2026 at 5:30pm via Zoom, pending responses of availability from Board members.

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 8:15 p.m.

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 February 10, 2026, at 1:00pm via Zoom.

A handwritten signature in black ink, appearing to read "Sarah Shepherd".

Sarah Shepherd, District Manager