



**MINUTES OF THE MARCH 11, 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 5:30PM on March 11, 2024 at the Sailfish Room.

Attendance

Directors:

Jack Campbell
Mike Draudt, Vice President, Tennis Facilities – arrived at 7pm.
Cindi Gelman
Gabe Gelman, President
Eli Gurock

Other attendees:

Rebecca Hite, HOA Board President
Amy Fetter, Swim Team Representative
Lori Boccatto, HOA Board Secretary
Nick Hinton, HOA Board Treasurer
Terry Wong, Tennis Committee
Matt Mundy, MPM
Dawn Schilling, Schilling and Co
Sarah Shepherd, Circuit Rider of Colorado
Sujata Trehan, Circuit Rider of Colorado

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

Director Gabe Gelman called the meeting to order at 5:30PM and declared a quorum.

The agenda was approved by acclamation.

Public Input:

No public input was presented.

**Board Member
& Manager**

Items:

No additional items were presented.

**Administrative
Items:**

- a. Consider approval of Minutes: December 4, 2023, January 22, 2024 and February 26, 2024 Regular meeting Minutes

Upon motion by Director Gabe Gelman and seconded by Director Cindi Gelman, the Board voted 4-0 to approve the minutes from December 4, 2023, January 22, 2024, and February 26, 2024, as presented.

b. Website compliance update

Sujata Trehan gave the Board an update on the website transition. The new site will be ready for Board review soon.

Financial Items: a. Consider ratification of claims from Dec. 2023, Jan. and Feb. 2024, and approval of claims for March 2024

Upon motion by Director Gabe Gelman and seconded by Director Campbell the Board voted 4-0 to ratify the December 2023, January 2024 and February 2024 claims as presented, and to approve the March 2024 claims, as presented.

b. Financial report review

Dawn Schilling presented the Financial Report. Discussion followed.

Upon motion by Director Gabe Gelman and seconded by Director Campbell, the Board voted 4-0 to accept the Financial Report, as presented.

c. Discuss Civic Rec Tennis implementation

The Board discussed the Civic Rec implementation. The budget will have funds to implement the Civic Rec implementation and train Scott Fong. Discussion followed.

Upon motion by Director Cindi Gelman, and seconded by Director Gabe Gelman, the Board voted 4-0 to approve management to set up CivicRec for adult tennis programs, not to exceed \$2,475, to include set up and training for Scott Fong.

d. Discuss pool rates and hours for 2024

Director Gabe Gelman gave the Board an update on the 2024 pool rates and hours. The swim team would like to practice on Monday/Wednesday from 5:30-6:30pm. Adding a Tuesdays/Thursday 4:15pm-5:15pm stroke practice will not increase the MPM contract as they will not be covering the Buddy swim in the mornings. Discussion followed.

Upon motion by Director Gabe Gelman, and seconded by Director Gurock, the Board voted 4-0 to approve adding the Tuesday/Thursday 4:15pm-5:15pm stroke clinics by the swim team, and amending the MPM contract to include these days/hours.

The Board discussed additional pool hours and rates:

Pool party hours: starting rate to be \$150, additional lifeguards \$50 per lifeguard per hour.

The Board also discussed the following 2024 pricing:
\$55.00 Caregiver/Nanny Pool Pass 2024

\$200.00 Family Weekly Pool Pass 2024 – with a family defined as a maximum of 6 family members
\$15.00 Individual day pass 2024
\$60.00 For 10-pack guest passes 2024
\$200.00 Friend of Sundance membership – to support the pool
Guests under the age of 3 years old are free.

Other membership options and fund-raising options were discussed.

Upon motion by Gabe Gelman, and seconded by Director Cindi Gelman, the board voted 4-0 to accept the updated memberships and prices for 2024 pool season, as noted above.

Sujata Trehan noted that within CivicRec the pool membership registration will “go live” on Monday April 8th. Tennis socials registration will go live by April 1st.

The HOA representatives noted that they will send out communication to educate the community about how to support the District. Management to look into adding predetermined additional contribution amounts for members when they register for pool/tennis memberships.

Management will send out a community eblast about upcoming pool season after the registration system is up and running.

e. Discuss work order estimates in packet for playground, AC unit, pool cover

The Board reviewed multiple work orders, included in the packet:
Fibar refresh at playground; pool cover replacement; CivicRec annual cost increase; A/C Unit repair.

Upon motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the Board voted 4-0 to approve the work order for the Fibar refresh at the playground.

Upon motion by Director Cindi Gelman, and seconded by Director Gabe Gelman, the Board voted 5-0 to approve placing the order for the pool covers.

AC unit update: a new AC unit has been installed; however, it came in over budget. Discussion followed. MPM will invoice the District one they receive the invoice from the plumber. Upon motion by Director Gurock, and seconded by Director Campbell, the Board voted 5-0 to approve the invoice for replacing the AC unit at the Sailfish room.

Legal Items:

Update on Pool Heater Issue

District Counsel has sent a letter to the pool manufacturer and management and counsel will continue to follow up with contacts at the company.

**Buildings and
Grounds:**

a. Tennis update: Tennis Working group recommendations

Rebecca Hite gave the Board an update regarding USTA and JTT sign ups. The Board reviewed the Tennis maintenance document. Discussion followed.

Some long-range planning is needed to navigate the upcoming expenses, which will be substantial, such as tennis wall repair, irrigation system replacement and drainage repair, which should be completed concurrently, as well as playground accessibility and improvements, cabana access, landscaping repairs etc.

The Board discussed improving the wall by the tennis courts. More work on this will occur at a future long-range planning session.

Rebecca Hite will confirm with City of Greenwood Village for clarification on pool and tennis membership reimbursement.

b. Swimming pool updates

i. Swim Team updates

No updates provided at this meeting.

c. Sailfish Room updates

i. Community Communications incoming and outgoing

The Board discussed multiple Sailfish Room rental requests. Discussion followed.

ii. Off-season activities

No updates provided at this meeting.

d. Open space updates

No further updates provided at this meeting.

e. Irrigation and drainage at facility, repair process and long-range planning

No further updates provided at this meeting.

Adjournment: Meeting was adjourned at 7:58pm by acclamation.

The next meeting will be a Regular Meeting, held on April 15, 2024 at 5:30 p.m. at the Sailfish Room.



Secretary for meeting