



**MINUTES OF THE APRIL 14, 2022 SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
THE SUNDANCE HILLS METROPOLITAN DISTRICT
BOARD OF DIRECTORS**

A special meeting of the board of directors was held at 5:30 p.m. on April 14, 2022 via Zoom.

Attendance

Directors:

Mike Draudt, Vice President, Tennis Facilities
Jeff Erb, President
Amy Fehr, Treasurer
Bailey Foley, Secretary
Gabe Gelman, Vice President, Buildings & Grounds

Other attendees:

Rebecca Hite
Tom Boucha, FCI
Melissa Lanning, Essenza
Sarah Shepherd, Circuit Rider of Colorado
Lindsey Reese, Circuit Rider of Colorado
Matt Mundy, MPM Recreation
Rebecca Hite, Resident and HOA Representative
Molly Carr, Swim team rep
Cheryl, Resident

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

Director Erb called the meeting to order at 5:33 pm and declared a quorum.

The Board approved the agenda by acclamation with moving the financials up to the beginning of the meeting.

Upon motion by Director Gelman and seconded by Director Draudt, the March 9, 2022 meeting minutes were approved 5-0.

Public Input:

No public input was present.

**Facility budget
scope discussion**

Scope, site plan and budget update

The baby pool was discussed with the Board. Tri-County is now requiring a fence around the pool due to current code. Discussion followed. The Board would like Essenza to discuss the fence more with Tri-County officials to see what other options might be available.

There is an area on one side of the pool where the coping stone is higher than the rest of the pool. It is recommended to raise the concrete in the area so the coping stone is flush.

Leaks in piping have been discovered under the pool decking. Discussion followed.

The pump room needs additional ventilation which would include some mechanical needs.

The entrance floor finishing was discussed to help reduce costs. Mr. Boucha is meeting with the concrete contractor to discuss options within the current budget and will provide updates for the next meeting.

Wireless keypads at the tennis courts were not recommended by the security contractor. It would have to be hard wired.

The construction timeline was reviewed with the Board. The sewer delays have pushed the timeline out a bit. Mr. Boucha discussed the project will be finished by mid to late June. FCI, Essenza and management will request to have a modified occupancy during the final phases of construction completion, if possible, so the swim team can begin practice once the lap pool is completed and safety features are ready for a limited amount of occupants.

The Board reviewed the financials for additional funds to source to some of these repairs. Discussion followed. All of the repairs and construction extension expenses total roughly \$32,000.

Upon motion by Director Erb and seconded by Director Gelman, the Board voted 5-0 to approve repairing concrete coping stone, leaks in piping for filters and skimmers and ventilation roughly estimated at \$32,000.

Buildings & Grounds Updates
Nothing further to discuss.

Financial matters April 2022 financial report
Director Fehr presented the April 2022 financial report with the Board.

Upon motion by Director Erb and seconded by Director Draudt, the Board voted 5-0 to approve the March 2022 financial report, as presented.

Sailfish rental policy and procedures

Director Foley and Draudt will be scheduling a call with HOA and community representatives, and pool and District management, to discuss rental policies further.

Tonight's meeting is Director Fehr's last meeting. The Board thanked Amy Fehr's service to the Board and the community and presented the plaque language that will be presented to her in person, once completed.

Adjournment: The meeting adjourned at 7:45pm, by acclamation.

The next meeting will be a Regular Meeting, held on May 18, at 5:30 p.m. via Zoom.



Secretary for meeting