



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

A regular meeting of the Board of Directors of the Sundance Hills Metropolitan District was held on September 18, 2023 at 5:30 pm, at the Sailfish Room.

Attendance

Directors:

Gabe Gelman, Vice President, Buildings & Grounds
Jack Campbell, Treasurer
Cindi Gelman, Secretary
Mike Draudt, Vice President, Tennis Facilities

Other attendees:

Bruce Kline, Swim team
Scott Fong, SF Tennis
Dawn Schilling, Schilling and Company Inc., District Accountant
Kyle Logan, Logan and Associates, District Auditor
Matt Mundy, MPM Recreation
Sarah Shepherd, Circuit Rider of Colorado
Sujata Trehan, Circuit Rider of Colorado
Gavin McCarty, Resident
Kristin McCarty, Resident
Rami Ragab, Resident
Mohamed Ragab, Resident
Terry Wong, Resident and USTA Tennis Representative

Call to Order/Agenda/Conflicts of interest:

Director Gabe Gelman called the meeting to order at 5:32pm and declared a quorum with 4 out of the 4 Directors present, with one vacant position.

The Agenda was approved as presented by acclamation.

Director Gabe Gelman disclosed that he is on the Sundance Sailfish Swim Team Board.

A new potential Board member has filed a letter of interest with the District Manager. He has a frequent travel schedule that may pose a conflict to his ability to regular meeting attendance. Management will continue to follow up with him to determine if and when he may be able to join the future 2023 meetings.

Public Comment:

Rami Ragab attended to address the pool hours for the 2023 season and complaints from neighbors. Discussion followed regarding scheduling and user groups under different conditions related to liability and financial constraints. Discussion will be continued later in the meeting to address demographics of membership. The Board encouraged members to join future meetings to help voice their usage requests and ideas for the use of the facilities.

Kristin McCarty provided comments regarding her email report that had been forwarded to the Board. The email in the packet related to a locked gate at the tennis courts and access to the playground facility and gazebo adjacent to the tennis courts, while the pool gate had not been closed properly.

There are some issues they brought forth related to some possible conflicting information between in-District and out-of-District memberships entitlements, requirements, access and general culture, as well as issues that may be roadblocks for increased tennis team play and general participation.

Gavin McCarty asked if the Board would consider any membership limitations be placed on parties to the situation. Terry Wong noted that there might be a possible solution to create a more comprehensive and coordinated overall tennis program.

Administrative matters:

a. Approval of the August 21, 2023 Minutes:

Upon a motion by Director Cindi Gelman, with a second by Director Gabe Gelman, the Board voted 4-0 to approve the minutes, as presented.

b. Discussion regarding SIPA Website Design/Timeline/Process

Management has initiated the SIPA website rebuild documents. The transition process is underway.

Legal items:

No legal items were discussed.

Buildings and Grounds:

No items were discussed.

Financial Matters:

a. Presentation of the Audit for the period ending December 31, 2022

Dawn Schilling and Kyle Logan presented the 2022 Audit documents.

Upon a motion by Director Cindi Gelman, with a second by Director Campbell, the Board voted 4-0 to approve the 2022, Audit as presented and for Director Gabe Gelman to sign the authorization letter.

b. Hearing to Amend the 2022 Budget

Upon a motion by Director Gabe Gelman, with a second by Director Cindi Gelman, the Board voted 4-0 to approve the amendments to the 2022 Budget as presented.

c. Consider approval of claims for September 2023

September claims were not presented at this meeting, they will be ratified at the October meeting.

d. Strategic planning for long-range reserve and capital improvement

Director Gabe Gelman gave the Board a quick review of the discussions with Swim Team about how to improve swim team participation. Both groups would like the district to consider what can be done to increase in-district and out-of-district memberships.

Discussion followed.

Property values have increased significantly in the District, which should increase District tax revenues in the coming budget year.

Bruce Kline gave the Board an update on swim team numbers. Swim team did a deep dive into the pricing and membership numbers. It appears that pricing is not the main membership driver to join the team, it is probably related more to the camaraderie of friends who join the same team. The swim team is proposing a promotional price for first time members – specifically younger members, the 9- and 10-year-olds. The swim team is also looking at reviving the Diving program.

Discussion followed.

Director Gabe Gelman noted that Cherry Creek Vista and Hills West pools and teams provide the most competition for memberships. However, there are several families that have not joined any pool – this could be untapped audience. Director Gabe Gelman proposed promotional pricing for new members. Matt Mundy noted that Cherry Creek Vista and Sundance Hills have tried promoting an early bird discount or a first-time member discount in past years, but that care needs to be taken to avoid creating resentment with returning members.

The Board discussed a possible ‘soft opening’ next season, exclusively for new members to check out the facility/swim team/tennis programs as well as a potential referral program – for example, extra guest passes could be provided to those who refer new members. The Board also discussed creating an FAQ for members within CivicRec at sign-up or on the District’s website, so members can better understand the fee structure.

Director Cindi Gelman reported that several pool members had voiced interest in a structured Master’s Swim Program. Matt Mundy noted that such programs would also raise the cost for District operations.

The Swim team would also like the District to consider scheduling a 6:30-7:30am morning swim practice a couple of times a week, as the pool is available at those times.

Sarah Shepherd suggested that the District could create a lower cost ‘social’ membership around \$200/year for empty nesters, with game and social activities to attract older residents, to remind them of the reimbursements available to them, which would discount their memberships.

Terry Wong gave the Board some additional information regarding tennis memberships. The District had more tennis memberships overall this year. Tennis socials were instituted to try to increase interest in the programs.

Scott Fong noted that the Tennis socials were a lot of fun. Better communications (maybe via CivicRec?) may increase participation. The District could assist in promoting these events via its communication avenues.

Terry Wong requested that possibly the Board consider formalizing a Tennis Committee to oversee and manage the tennis programs. Director Draudt noted that he would be able to talk with more neighbors who might be interested in supported tennis activities, especially after the pool has closed.

**Board Member &
Manager Items:**

Director Cindi Gelman noted that younger kids were not involved in tennis activities or tennis socials, but there could be some targeted programming instituted to serve those younger players, as well as some coordination between swim team and tennis program timing, so that younger kids could participate in both activities in the same day.

The Board also discussed offering free activities/guest passes to attract members, and could request the HOA or Swim team to solicit free board games for these events.

Sarah Shepherd suggested sending a 'thank you' note to all 2023 members for a great season, with input from the swim team and tennis programs to celebrate their achievements over the summer.

Terry Wong requested that the Board allow Director Mike Draudt, Sarah Shepherd, Rebecca Hite, Scott Fong, and himself to meet between now and the October Board meeting, in order to prepare a tennis committee proposal for the Board to consider. The Board approved this request by acclamation.
Tennis/swim team to send congratulatory emails.

Sarah Shepherd presented the Security Central proposal to the Board. The proposal was tabled until the next meeting to see if additional proposals could be obtained to compare.

Adjournment: The next regular meeting, is scheduled for October 23, 2023 at 5:30 p.m.
No additional items were presented.

The meeting was adjourned at 8:21 pm by acclamation.



Secretary for meeting