



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 May 18, 2026, at the Sailfish Room.

Attendance:

Directors:

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

Public attendees:

Colleen Kaufman, Swim Team Representative
Lori Boccato, HOA Board President

Other attendees:

Dawn Schilling, District Accountant
JC Chambers, MPM Recreation
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 6:14 pm and declared a quorum with 3 out of 5 Board members present. 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.

No items were presented.

Pool Facility Updates

Planning Committee update

Sarah Shepherd gave the Board an update on the Planning Committee. The Board reviewed the pool umbrella order. Discussion followed.

Upon motion by Director Cindi Gelman, and seconded by Director Draudt, the Board voted 3-0 to approve the Tucci umbrella order for \$58,121, once the final color selections were determined to be consistent with decisions made by the Planning Committee.

Upcoming Planning Committee topics

Sarah Shepherd noted that Planning Committee has reviewed the playground area options in detail. Director Cindi Gelman noted that the options looked great – she added that there should be some equipment for swinging from their hands like a monkey bar. Discussion followed. The Board discussed multiple playground options.



Operations and Building and Grounds Reports

Pool and Park updates

JC Chambers gave the Board an update regarding pool preparations for the season. All pools are ready for the season, and the shower has been fixed. The pace clock will be ordered soon. JC also reported that the Greenwood Village City dumpsters have been delivered to the site, he needs to get the lock removed. All positions for summer staffing have been filled, and they are ready for the pool to open on Friday, May 22nd.

Swim Team updates

Colleen Kaufman noted that Swim Team Practices have begun! The High Plains 5th grade party currently has 70 children signed up to attend.

Tennis Committee and Tennis program updates

Colleen Kaufman gave the update an update. The windscreens have not been rolled down. Court cleaning is also pending. Game Set Match will be contacted regarding these items. Scott Fong had shared with Colleen that JTT is not full but well subscribed to.

Community Room Updates

Community Room cleaning is going well.

HOA Updates

Lori Boccato gave the Board an update. The first tennis social on May 17th was a success - 10 people signed up for it, many who were new to Sundance tennis. Discussions regarding possibly adding another tennis social date are ongoing with Scott Fong. The HOA is working with a designer to update their logo.

Administrative Matters

1. Approval of minutes from April 27, 2026, Board Meeting

Upon motion by Director Draudt, and seconded by Director Cindi Gelman, the Board voted 3-0 to approve meeting minutes from April 27, 2026, as presented.

Financial Reports

Consider approval of Financial Report and Claims for prior periods

Dawn Schilling presented the financials. Discussion followed.

Upon motion by Director Cindi Gelman, and seconded by Director Draudt, the Board voted 3-0 to approve the Financial Report, as presented.

Dawn Schilling presented the completed 2025 Audit. Discussion followed.

Upon motion by Director Cindi Gelman, and seconded by Director Draudt, the Board voted 3-0 to approve 2025 Audit as presented.

Upon motion by Director Cindi Gelman, and seconded by Director Draudt, the Board voted 3-0 to approve Gabe Gelman as the signatory for the Audit.



Dawn Schilling presented the April claims.

Upon motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the Board voted 3-0 to approve the April claims, as presented.

Additional Board Member Items

Management to verify with legal counsel if a recorded deed provides sufficient proof of sale of property.

The Board discussed the June meeting. The June meeting will be via Zoom to facilitate Director attendance.

Adjournment

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 6:58 p.m.

The next regular meeting is scheduled for June 15, 2026, at 5:30 pm via Zoom.

The next Planning Committee meeting for the facility projects is scheduled for May 21, 2026, at 12:30pm via Zoom.

/s/Sarah Shepherd

Secretary for the meeting