



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 June 15, 2026, via Zoom.

Attendance:

Directors:

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

Public attendees:

Colleen Kaufman, Swim Team Representative
Lori Boccato, Resident
Rachel Buck, HOA Vice-President

Other attendees:

Dawn Schilling, District Accountant
Dani Kaiser, Spencer Fane
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 5:32 pm and declared a quorum with 3 out of 4 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.

The Board discussed 3 community communications:

A family had requested a membership refund; however, the swim team updated the Board that this family has requested to rejoin swim team. Management will confirm if the family is joining swim team, and if they have used the pool membership – if that is not the case a refund will be issued.

The Board discussed the tennis court rental request. If the facility has any prior reservations (socials, USTA, court resurfacing, etc.) the District would not be able to rent the facility – Management will check for potential scheduling conflicts. Should the reservation move forward, the rate would be 5% below the Club Greenwood/South Suburban rental rate.

The Board discussed a request for selling packaged snacks at the facility. The Board discussed snack options at the facility for future seasons, including an option for Swim Team to stock and sell snacks. This item will be discussed further in the future.



Pool Facility Updates

Planning Committee update

Sarah Shepherd gave the Board an update on the Planning Committee. The Tucci Umbrella estimate has changed due to the change in the colors/finish selected by the committee. Discussion followed.

Upon motion by Director Cindi Gelman, and seconded by Director Gabe Gelman, the Board voted 4-0 to approve an increase of \$6,000 to the umbrella budget.

Sarah Shepherd noted that the first delivery of pool deck furniture is potentially delayed by a couple of days.

Upcoming Planning Committee topics

Sarah Shepherd noted that the planning committee will be reviewing the entire list of priorities for playground equipment. Essenza will then submit the plans to the City of Greenwood Village for review and approval.

Operations and Building and Grounds Reports

Pool and Park updates

JC Chambers gave the Board an update regarding the pool. MPM will remove both old benches. MPM is coordinating with the HOA for final preparations for the 4th of July events. Discussion followed.

Swim Team updates

Colleen Kaufman noted that an old bench is being used for stepping up to the diving board. Discussion followed. The Board directed MPM to remove the bench with a hole.

She also noted that there were some questions from the community about swimmer's ear. Discussion followed. JC Chambers noted that the pool chemicals are tested regularly and are within acceptable parameters as set by the State and County Health departments.

Colleen Kaufman noted that the first swim team meet was a big success. The last 2 home meets are on June 20th and June 27th which are expected to be large.

Colleen asked about street paving. Greenwood Village will start paving the streets around the facility after the conclusion of swim team. Updates will be posted on the District website as progress is made on the project.

Tennis Committee and Tennis program updates

Rachel Buck shared that the next tennis social is scheduled for June 19th.

Community Room Updates

No updates were shared.

HOA Updates



Lori Boccato let the Board know that she has stepped down as HOA president. The new president is Catherine Winter and Rachel Buck has taken on the role of Vice-President. Rachel gave a short introduction, and the Board welcomed her.

Lori Boccato shared a new logo design from the logo committee and HOA. Discussion followed. A roll out plan for the new logo will be discussed at the end of summer.

Legal Items

Review of District Facility Safety Policies and Best Practices

Dani Kaiser updated the Board regarding a review and update of District Facility Safety Policies and best practices. Dani will be working with MPM and creating a draft for Board review. Once approved, the updated rules would be posted on the website and at the facility.

Discuss Board vacancy and eligibility

The Board discussed the current Board vacancy. Director Campbell's seat had been vacated, as he has moved out of the District. District management will share community communication regarding the current vacancy.

Administrative Matters

1. Approval of minutes from May 18, 2026, Board Meeting

Upon motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the Board voted 3-0, with 1 abstention, to approve meeting minutes from May 18, 2026, as presented.

2. Confirm future Board Meeting dates

The Board discussed rescheduling the August board meeting date to Monday August 10th, 2026 via Zoom.

Financial Reports

Consider approval of Financial Report and Claims for prior periods

Dawn Schilling presented the financial reports. Discussion followed.

No claims were presented due to the transition from First Bank to PNC. The Board will review and ratify June and July 2026 claims at the next meeting.

Additional Board Member Items

Director Cindi Gelman noted that a few young residents have set up a lemonade stand on District property. Discussion followed.

Director Gurock noted that bracelets with religious messaging were handed out at a swim meet. The Board will discuss this item at future meetings.

Adjournment

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 7:19 p.m.

The next meeting is tentatively scheduled for August 10, 2026, at 5:30 pm via Zoom.



The next Planning Committee meeting for the facility projects is scheduled for June 18, 2026, at 12:30pm via Zoom.

/s/ Sarah Shepherd
Secretary for the meeting