



MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

A special meeting of the Board of Directors of the Sundance Hills Metropolitan District was held on
January 16, 2023 at 5:30 pm, at the Sailfish Room.

Attendance

Directors:

Jeff Erb, President – Excused absence
Gabe Gelman, Vice President, Buildings & Grounds
Jack Campbell, Treasurer
Cindi Gelman, Secretary
Mike Draudt, Vice President, Tennis Facilities

Other attendees:

Mat Mundy, MPM Recreation
Rebecca Hite, HOA President
Sarah Shepherd, Circuit Rider of Colorado
Monique, JBK Landscape
Paul, Sailfish Swim Team Rep
Terry Wong, Resident

Call to Order/Agenda/ Conflicts of interest:

Director G. Gelman called the meeting to order at 5:33pm and declared a quorum with 4 out of the 5 Directors present.

The Board approved the agenda by acclamation.

Approval of December 2, 2022 minutes:

Upon a motion by Director Draudt, with a second by Director Campbell, the board voted 4-0 to approve the minutes, as presented.

Legal items:

Pool and facilities rental and use policies working group update

The working group committee will meet on February 1 and 8, once dates are confirmed, from 11:30 am-1pm each day to continue the process of referring rules and regulations to the Board at their next meeting.

Discussion followed regarding the mission statement and the rules and regulations reflected in the statement. The challenge is that a lot of people who want to rent the facilities to accommodate their particular event but that these event types or details might not accommodate other people. The charge of the committee will be identify ways to accommodate everyone, so the group is attempting to recommend rules that will allow for as many people to use the facility as equally as possible.

The Swim Team held discussions and would like the District to consider the team holding 2 evening practices per week during swim season. 7pm would be the best time for practice

and 8pm would be an alternate, but may be too late for younger swimmers. About 20+ families could enjoy this option.

It may be possible to share the pool for evening practices, as the swim team would do evening practices by registration only and could use what the District made available.

The planning needs for a swim practice in the evening would be challenging for MPM to appropriately staff lifeguards, so Matt Mundy recommended closing the pool to accommodate swimmers and their family, then re-opening after practice. MPM could possibly open the pool earlier on some weekdays or weekends to accommodate the closures.

Discussion followed regarding drafting policy and waiver regarding use of controlled substances for events at the pool, Sailfish Room for large events or private parties and fines and fees.

**Buildings and
Grounds:**

a. Tennis update

Rebecca Hite and Terry Wong were in attendance to report on the USTA season and discuss the 2023 season and rates. The current rates and process worked very well this past year.

b. Swimming pool updates

JC Chambers gave the Board an update regarding the baby pool heater. Main pool is still operational. Both the dive and baby pools are winterized. The new Baby pool does not currently have a cover. Discussion followed. A cover for the baby pool structure was also discussed.

c. Storage Room Planning Discussion Update

Sarah Shepherd gave the Board an update regarding the storage room. A proposal for the cost to design the storage area by Essenza Architects was included in the Board packet for the board to review. Discussion followed regarding what types of shelving might be best and most affordable for the storage room.

d. Sailfish Room updates: Cleaning Services Update Open space updates

Discussion followed regarding the party at the Sailfish Room that went over time and resulted in a room that was not cleaned up. The current waiver form allows for a charge of damages/other costs for repairs in the case of misuse of the facility or use outside the terms of the rental permit.

Check to see what policy moving forward would ensure people follow the policies, including possibility of cameras, damage deposit (if available through CivicRec) and other mechanisms.

The Board directed Management to contact the renter to request they pay for the \$50 cleaning fee for not complying with the terms of their rental permit and use agreement and future rentals will be reviewed on a case-by-case basis that the Board.

e. Open space

No update.

f. **Tree assessment by JBK**

Management will schedule a site visit with JBK to look at the health of the trees along the District right-of-ways.

Board Member & Manager Items:

Long-range reserve and Capital improvement budgeting:

Discussion followed regarding the planning and fact-finding of information to assess long-range repair needs and future improvements. The Board would like to engage in proper planning for moving out of year-to-year financial management toward a 10-15 year reserve management savings and allocation.

The Board directed management to look into the cost of updating the Reserve Study from ARS or obtaining a new study and receiving public input.

Discussion followed regarding the planning for an ice cream social day during off season months.

The Board would like the HOA representatives and Sailfish Swim Team to get the word out regarding these events. The Board would like to begin sponsoring the events. The first date could be in February on an evening. The Board/HOA/Swim team could jointly rent the Sailfish Room for an event. Director Cindi Gelman will let management know when the event will occur and they will book the Sailfish Room.

Financial Matters:

a. **Consider approval of claims for December 2022 and January 2023**

Upon a motion by Director Cindi Gelman and seconded by Director Campbell, the board voted 4-0 to ratify the December 2022 claims and approve the January 2023 claim, as presented.

b. **January 2022 Financial Report for the period ending November 30, 2022**

Upon a motion by Director Gabe Gelman and seconded by Director Campbell, the board voted 4-0 to approve the Financials as presented.

Upon motion by Director Gelman and seconded by Director Campbell, the Board voted 4-0 to accept the Schilling and Company 2023 contract, as presented.

Adjournment:

Meeting adjourned at 8:19 pm by acclamation.

The next meeting will be a Regular Meeting, held on Monday March 13, 2023 at 5:30 p.m. at the Sailfish Room.



Secretary for meeting