



**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 December 4, 2023, at 5:30 pm, via Zoom**

<b>Attendance</b>	<p><u>Directors:</u> Gabe Gelman, President Jack Campbell, Treasurer – Absent, whose absence was excused Cindi Gelman, Secretary Mike Draudt, Vice President, Tennis Facilities Eli Gurock, Vice President, Buildings &amp; Grounds</p> <p><u>Other attendees:</u> Dawn Schilling, Schilling and Company Inc., District Accountant Sarah Shepherd, Circuit Rider of Colorado, District Management Sujata Trehan, Circuit Rider of Colorado, District Management Rebecca Hite – HOA Board President and USTA Liaison</p>
<b>Call to Order/Agenda/Conflicts of interest:</b>	<p>Director Gabe Gelman called the meeting to order at 6:32pm and declared a quorum with 4 out of 5 Board members present.</p> <p>The Agenda was approved as presented by acclamation. Director Gabe Gelman disclosed that he is on the Sundance Sailfish Swim Team Board.</p>
<b>Public Comment:</b>	None.
<b>Administrative matters:</b>	<p><b><u>Approval of the November 13, 2023, Minutes</u></b> Upon a motion by Director Cindi Gelman, with a second by Director Gurock, the Board voted 4-0 to approve the November 13, 2023 minutes, as presented.</p> <p><b><u>Annual Administration Resolution / 2024 Meeting/Dates and Topics</u></b> Sarah Shepherd gave the Board an update on her meeting with Director Cindi Gelman and presented the outline document detailing the topics for 2024 Board meetings. Upon a motion by Director Gabe Gelman with a second by Director Draudt, the Board voted 4-0 to approve the 2024 Board Meeting schedule and work focus as presented and update the Administration Resolution accordingly.</p>
<b>Legal items:</b>	<p><b><u>Pool and facilities rental and use policies and 2024 schedule update</u></b> No updates were presented at this meeting</p>
<b>Buildings and Grounds:</b>	<p><b><u>Swimming pool updates: Aquawolves Pool Rental 2024</u></b> Sarah Shepherd gave the Board an update regarding the Aquawolves. They are interested in renting the pool through the winter. The Board determined that winter rentals would be welcome.</p>

Management to order the block covers as soon as possible and confirm if Aquawolves use the starting blocks. The block cover purchase was approved by acclamation.

**Sailfish room communications**

Sarah Shepherd gave the Board an update regarding community requests.

**Open Space Updates**

No updates at this meeting.

**Irrigation and drainage at facility, repair process and long-range planning**

No updates at this meeting.

**Financial Matters:**

**a. 2024 Budget Impacts due to Assessed Valuation Changes**

Dawn Schilling gave the Board an update on the Budget impacts of Senate Bill SB23B-001. Discussion followed.

**b. Ratify Claims Payable November 2023**

The Board reviewed the November 2023 claims.

Upon a motion by Director Gabe Gelman with a second by Director Gurock , the Board voted 4-0 to ratify the November 2023 claims as presented.

**c. Contract Renewals 2024: Landscape Maintenance, Management, Pool Management, Tennis Lessons**

The Board reviewed the 2024 contracts.

Upon a motion by Director Gabe Gelman with a second by Director Cindi Gelman, the Board voted 4-0 to approve the 2024 Accounting Services by Schilling and Company as presented.

Upon a motion by Director Gurock with a second by Director Draudt, the Board voted 4-0 to approve the 2024 pool management services by MPM Recreation, for the monetary allocation for services, subject to additional clarification on some administrative cost inconsistencies being fixed in the contract.

Upon a motion by Director Gurock with a second by Director Gabe Gelman, the Board voted 4-0 to approve the 2024 district management services contract by Circuit Rider of Colorado, as presented.

Upon a motion by Director Gurock with a second by Director Draudt, the Board voted 4-0 to approve the 2024 tennis services by SF Tennis, as presented.

Upon a motion by Director Gabe Gelman with a second by Director Gurock, the Board voted 4-0 to approve the 2024 Landscape and Snow removal Services by JBK Landscape as presented.

**Board Member & Manager Items:**

The next meeting is scheduled for January 22, 2024, at 5:30p.m. in person at the Sailfish Room.

**Adjournment:** The meeting was adjourned at 7:59 p.m. by acclamation.



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Secretary for meeting