



**MINUTES OF THE APRIL 15, 2024, REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
THE SUNDANCE HILLS METROPOLITAN DISTRICT**

A regular meeting of the board of directors was held at 5:30PM on April 15, 2024, at the Sailfish Room.

**Attendance**

Directors:

Jack Campbell  
Mike Draudt  
Cindi Gelman  
Gabe Gelman  
Eli Gurock

Other attendees:

Rebecca Hite, HOA Board President  
Amy Fetter, Swim Team Representative  
Terry Wong, Tennis Representative  
Lori Boccato, HOA Board Secretary  
JC Chambers, MPM Recreation Management  
Sarah Shepherd, Circuit Rider of Colorado  
Sujata Trehan, Circuit Rider of Colorado

**Call to  
Order/Agenda/  
Conflicts of  
interest:**

Director Gabe Gelman called the meeting to order at 5:33PM and declared a quorum.

The agenda was approved by acclamation.

**Public Input:**

The Board reviewed community communications shared in the Board packet.

Water aerobics: The Board discussed this proposal, to ensure that any water aerobics class does not conflict with the swim team or other items. Discussion followed. Class would be from 9:00-9:45am 1-2 times per week. This item will be offered for free in 2024. Exact dates and times to be confirmed with Lauren, who will be heading this as a social activity. Sign up will be offered via CivicRec, which will be built out similarly to tennis socials.

Kona Ice: Kona Ice would like to bring a truck by the pool on Sundays this summer. Discussion followed. The Board directed management to check if they can provide the truck on Sunday afternoons.

Social committee: The Board discussed this item. This item will be discussed at the next meeting.

HOA letter regarding Sundance 101: The Board discussed the letter purpose and format. Upon a motion by Director Gabe Gelman and seconded by Director Campbell, the Board voted 5-0 to approve a joint correspondence on behalf of the District and the HOA, subject to input by appointed Board members. The Board appointed Director Draught and Director Gurock as representatives of the Board to review and finalize the publication with the HOA. If there are extensive edits, management can assist in the review, or the communication may be delayed to a future date.

**Board Member  
& Manager  
Items:**

No additional items were presented.

**Administrative  
Items:**

**a. Consider approval of Minutes: March 11, 2024 meeting Minutes**

Upon motion by Director Campbell and seconded by Director Gurock, the Board voted 5-0 to approve the minutes from March 11, 2024, as presented.

**b. Website compliance update**

Sujata Trehan gave the Board an update on the website transition. The new site is live on Streamline. She asked the Board to review the new site and provide feedback.

CivicRec is recommending implementing AudioEye to ensure that all the website content is compliant with the new accessibility laws coming into effect in July 2024.

Upon motion by Director Cindi Gelman and seconded by Director Gurock the Board voted 5-0 to approve the implementation of AudioEye for CivicRec before July 2024, and request that payment be made on a pro-rated basis for 2024.

**Financial Items:**

**a. Consider approval of claims for April 2024**

Upon motion by Director Gabe Gelman and seconded by Director Cindi Gelman the Board voted 5-0 to approve the April 2024 claims, as presented.

**b. Membership Report**

Currently 83 pool and tennis memberships have been purchased for the 2024 season.

**Legal Items:**

**Update on Pool Heater Issue**

District Counsel sent a letter to the pool manufacturer and management and counsel will continue to follow up with contacts at the company. Discussion

followed. Management was directed to pursue alternative options, as well as forwarding the letter to the pool construction and design team; while simultaneously exploring insurance options. Management will confirm if legal counsel can join the next board meeting virtually.

**Buildings and Grounds:**

**a. Tennis update: Tennis Working group recommendations.**

Terry Wong and Rebecca Hite gave the Board an update on the tennis socials and drills. 16 people attended the first free social, it was a great day and a success!

Management was directed to update CivicRec to allow guests to sign up for socials till the day of the social with the following prompt: “Contact Scott Fong directly if you need to cancel!”

Tennis Facility update: Terry Wong shared some items that need to be addresses for facility maintenance – one net needs to be replaced; and replacing the gazebo light would be appreciated.

Upon a motion by Director Gabe Gelman, and seconded by Director Cindi Gelman, the board 4-0 (Director Draudt abstained) voted to approve Director Draudt to install the light fixture.

Some divots on the tennis court need to be addressed. These could be patched for the time being. Management will work to obtain estimates on this repair/patch.

Concrete wall issues and options were discussed. Drainage, wall, and irrigation repairs should be addressed concurrently. Management to look into cost of painting the wall or adding a vinyl cover as a short-term solution and will follow up with Essenza to evaluate an extensive fix, which would potentially be funded by a bond in coming years.

**b. CivicRec Tennis implementation progress**

CivicRec registration was opened on Monday April 8<sup>th</sup>. Registrations are going well. Management to fix 2 broken links on the CivicRec site (to tennis and contact us pages).

**c. Swimming pool updates**

**i. Swim Team updates**

Amy Fetter gave the Board an update. Registration for swim team opened on Wednesday April 10<sup>th</sup> and is ongoing. The Board discussed the ongoing low audio volume issue with the speaker at the pool.

**ii. Pool update**

MPM will be filling the dive pool, and the facility will be ready to open soon. The lock box was broken and has been replaced by a temporary one.

**d. Sailfish Room updates**

**i. Community Communications incoming and outgoing**

The Board discussed multiple Sailfish Room rental issues by a repeat renter. Discussion followed.

Upon motion by Gabe Gelman and seconded by Eli Gurock, the Board voted 3-2 (with Director Campbell and Director Draudt opposed) to approve putting this renter on final notice, any further infractions will result in them not being able to rent the sailfish room; but to allow 1 more reservation request.

The Board approved by acclamation, that Director Cindi Gelman, with input from management, would work with the HOA to develop a plan for replacing furniture in the Sailfish Room.

**e. Open space updates**

No further updates provided at this meeting.

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

The Board discussed long term facility repairs such as drainage, irrigation, concrete wall repairs, tennis court resurfacing and playground updates. The District would need to ensure it had a capital improvement budget available in advance of these projects moving forward. Significant planning would be required.

**Adjournment:** The meeting was adjourned at 8:40 pm by acclamation.

The next meeting will be a Regular Meeting, held on May 20, 2024, at 5:30 p.m. via Zoom.



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Secretary for meeting