



**MINUTES OF THE FEBRUARY 26, 2024 SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF  
THE SUNDANCE HILLS METROPOLITAN DISTRICT  
BOARD OF DIRECTORS**

A special meeting of the board of directors was held at 5:30p.m. on February 26, 2024 via Zoom.

**Attendance**

Directors:

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

Other attendees:

Paul M. Cucci, Resident  
Beth Ross, Resident  
Jim Cumiskey, Resident  
Stacy Maclean, Resident  
Daniel Maxwell, Resident  
Amy Fetter, Resident and Swim Team Representative  
Colleen Madden, Resident  
Rebecca Hite, Resident USTA Representative  
Mohamed Ragab, Resident  
Janis Dodson, Resident  
Lindsay Dodge, Resident  
Suzy Vaughn, Resident  
Sally Newcomb, Resident  
Terry Wong, Resident and Tennis Committee Representative  
Scott Fong, SF Tennis  
Catherine Winter, Resident and Tennis Committee Member  
JC Chambers, MPM Recreation, Pool Management  
Sarah Shepherd, Circuit Rider of Colorado, District Management  
Sujata Trehan, Circuit Rider of Colorado, District Management

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

Director Gabe Gelman called the meeting to order at 5:32pm and declared a quorum. The agenda was approved by acclamation.

Director Gabe Gelman disclosed that he is part of the Sundance Sailfish swim team Board.

**Public Input:** No public input was present.

**Working Session:** **a. Pool schedule, membership and rental rates, membership types, special member entitlements**

The Board discussed pool hours. Mohamed Ragab expressed his interest that the swim team would practice only in the mornings, leaving the pool open for other members to use.

Amy Fetter expressed appreciation for the District allowing the swim team to practice in the evenings last year, however the swim team did not use it to the extent they had hoped.

The Board discussed pool hours for the upcoming season.

Upon motion by Director Cindi Gelman, and seconded by Director Draudt, the Board voted 4-0, with 1 absent, to approve the amended Pool hours for 2024, subject to change based on MPM updated estimate.

The Board discussed the request from High Plains Elementary School for a 5<sup>th</sup> grade continuation pool party.

**Legal Items:** **a. Review updated Waiver for Adult Morning Swim**

**b. Heater issue update**

The Board discussed the Waiver for Adult Morning Swim (Buddy Swim). Existing waivers to be updated to new waiver in CivicRec for pool members. Highlight that only members are allowed for morning swim, with NO guests allowed (non-members) during this time period.

Sarah Shepherd gave the Board an update on the pool heater – it is currently working, and legal counsel is following up with the manufacturer representative. The District is asking for a full replacement as the unit is a “lemon.”

Sarah Shepherd gave the board an update on the sound system, Essenza will be making a site visit to assess the situation to resolve the issue.

**Buildings and Grounds:** **a. Swimming pool updates: Consider approval for thermal pool cover order, lane line order**

**b. Tennis Subcommittee updates, if any**

Pool covers and lane line: Sarah Shepherd gave the Board an update – Lane lines and block covers have been ordered by MPM, the pool covers have not yet been ordered.

Terry Wong gave the Board an update on the tennis subcommittees. The recommendation is to move registering for tennis socials to CivicRec, with set up and training supervised by District management to assist SF Tennis in migrating to CivicRec, with future possibility of moving all SF Tennis activities in the future.

Scott Fong also gave the Board his recommendations.

Using CivicRec for tennis socials and drills will allow every participant to sign a waiver and make payments smoother and faster. Discussion followed.

Gabe Gelman will work with Sarah Shepherd to assess the cost for implementing this set

up.

**Board Member & Manager Items:** The Board discussed the situation regarding non-payment of rental fees and sink damage on February 11, 2024, in the Sailfish Room.

Upon motion by Director Draudt, and seconded by Director Campbell, the Board voted 4-0 with 1 absent, to hold the repair and rental costs from the security deposit for this rental.

**Adjournment:** Meeting adjourned at 8:41pm by acclamation.

The next meeting will be a Regular Meeting, held on March 11, 2024, at 5:30 p.m. at the Sailfish Room.



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Secretary for meeting