



MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

A regular meeting of the Board of Directors of the Sundance Hills Metropolitan District was held on April 17, 2023 at 5:30 pm, at the Sailfish Room.

Attendance

Directors:

Gabe Gelman, Vice President, Buildings & Grounds
Jack Campbell, Treasurer
Cindi Gelman, Secretary, Excused Absence
Mike Draudt, Vice President, Tennis Facilities

Other attendees:

JC Chambers, MPM Recreation
Paul Baumann, Sailfish Swim Team Rep
Rebecca Hite, HOA President
Terry Wong, Resident
Sarah Shepherd, Circuit Rider of Colorado
Sujata Trehan, Circuit Rider of Colorado

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

Director G. Gelman called the meeting to order at 5:50pm and declared a quorum with 3 out of the 4 Directors present.

Upon motion by Director Draudt and seconded by Director Campbell, the Board voted to approve the agenda 3-0 (with one absent).

Approval of March 13, 2023 minutes:

Upon a motion by Director Draudt, with a second by Director Campbell, the Board voted 3-0 (with one absent) to approve the minutes, as presented.

Legal items:

City of Greenwood Village Powers traffic study

The Board discussed the traffic study report provided by City Council Member Donna Johnston.

**Buildings and
Grounds:**

a. Tennis update

i. Rekey tennis courts

MPM does not have a quote yet for rekeying the gate/changing the gate. Discussion followed. The Board will discuss this item later in the year. JC to order 40 additional keys.

Management will contact the District's handyman to roll down tennis screens – they will make sure he checks tennis court calendar due to USTA games.

b. Swimming pool updates

i. MPM presentation of Facility Summer Events

JC Chambers presented some ideas for summer events. Discussion followed. MPM to create a quote for various ideas.

ii. New key codes at facility doors

Management has set new codes and inform current renters of new code.

iii. Storage Room Planning Update

Sarah Shepherd gave the Board an update. Essenza Architecture has provided a quote to create a site plan for the room. Discussion followed. Management will work to obtain an approximate estimate for material costs from Essenza.

c. Sailfish Room updates

Nothing further to report.

d. Open space updates

i. Tree update

Sarah Shepherd gave the Board an update from the meeting with the tree specialist. Even though the trees are leaning, they are healthy and did not recommend removing them.

ii. Right-of-way Landscaping

Sarah Shepherd gave the Board an update. Discussion followed, including options for refreshing the mulch, to be followed in later years with replacing some bushes, tall grasses, etc.

Management will work to obtain a quote from JBK for pulling out juniper, prep for mulch etc as well as recommendations for new varieties from the landscape architect.

Board Member & Manager Items:

Paul Baumann requested the Board to consider approval of the Swim team putting up a banner during swim meets. Discussion followed. Management to discuss this with legal. Another request to consider approval of putting up a banner during a Tennis tournament. Management to discuss with legal. Management will forward the HOA email announcement, but only to current pool/tennis members.

Director Draudt brought up adding another dog station/trash can or adding a bag box on the fence. Discussion followed.

Management to follow up with JBK regarding access to tennis courts and cleaning the trash cans in the tennis courts, and bid for new dog station.

Facility rentals -The Board discussed the additional facility rental requests before the facility opens. Discussion followed.

Financial Matters:

a. Strategic planning for long-range reserve & capital improvement/repairs and budget No discussion at this meeting.

b. Financial report for the period ending March 31, 2023

c. Consider approval of claims for April 2023

Upon motion by Director G Gelman, and seconded by Director Draudt, the Board voted 3-0 (with one absent) to approve the April 2023 claims and Financial Reports, as presented.

Adjournment: The meeting was adjourned at 8:11 pm by acclamation.

The next meeting will be a Regular Meeting, held on Monday May 17, 2023 at 5:30 p.m. at the Sailfish Room.

Sujata Trehan

Secretary for meeting