



**MINUTES OF THE JUNE 17, 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 5:30 PM on June 17, 2024, via Zoom.

Attendance

Directors:

Jack Campbell
Mike Draudt – excused absence
Cindi Gelman
Gabe Gelman
Eli Gurock

Other attendees:

Derek
Lorraine Keeth
Rebecca Hite, HOA Board President
Terry Wong, Tennis Representative
Lori Boccato, HOA Board Secretary
Dawn Schilling, Schilling and Co
Matt Mundy, 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 5:33 PM and declared a quorum.

The agenda was approved by acclamation. No new conflicts were noted.

**Public Comment
for items not on
the Agenda:**

Lorraine Keeth had some questions regarding the pool – specifically the water temperature in the pool locker rooms. Matt Mundy noted that the temperature is controlled for safety reasons, however they will try to increase the temperature a little. Pool opening time – can the pool open earlier. Director Gabe Gelman clarified that the pool hours are based on the District budget; opening earlier would require more money for lifeguards. The District is working towards being able to open earlier. Could they have more picnic tables under the shaded area by the baby pool – Matt Mundy said that they could reconfigure some items to add more tables.

Rebecca Hite asked some items to discuss regarding the July 4th party planning for

MPM. Matt Mundy will have JC Chambers get in touch with the HOA to coordinate.

Director Cindi Gelman brought up private items that pool members bring and leave long term. A drink stand is still at the pool. Discussion followed. Management to contact drink stand owner that the item can remain at the pool. However, the District may ask them to remove it at a future date. Director Gabe Gelman will work with Sarah Shepherd to create the letter.

Director Gurock shared that some individuals brought fireworks to the pool. The District has a clear no fireworks/fire policy, and those individuals were informed this was not allowed.

**Board Member
& Manager
Items:**

Management shared the request for a membership refund by an out of district. Discussion followed. The Board concluded that a refund will not be issued based on current District policy.

Additional communication was requested regarding pool party rules. Discussion followed, including a suggestion to remind the community about pool party policies and rules, guest passes and rules, maximum guests allowed per day, and that larger gatherings need to register for a party. Matt Mundy will coordinate on drafting the communication.

Director Gurock suggested adding an FAQ section to the website. Director Gurock and Director Gabe Gelman to work on generating a FAQ section for the website, to be added in the fall.

**Administrative
Items:**

a. Consider approval of Minutes: May 2024 meeting Minutes

Upon motion by Director Cindi Gelman and seconded by Director Eli Gurock, the Board voted 4-0 to approve the minutes from May 20, 2024, as presented.

Financial Items:

a. Consider approval of claims for June 2024

Sarah Shepherd presented the claims. Upon motion by Director Campbell and seconded by Director Gabe Gelman the Board voted 4-0 to approve the June 2024 claims, as presented.

b. Financial and membership Report

Dawn Schilling presented the updated pool membership numbers.

Legal Items:

Update on Pool Heater Issue

Sarah Shepherd shared that the District has received confirmation that this would be a covered loss. Coordination between MPM and the insurance company will be required to schedule the installation. Cost to the District will be the \$2,500 deductible. The District is asking for a replacement of the pool heater unit with a like-for-like unit, installed by a different installer (rather than the original installer).

**Facilities and
Operations:**

a. Landscape proposals and ratify purchase of new controller

The Board had approved the purchase of a new controller as it was a time sensitive item. The damaged grass should recover now that the controller has been replaced.

Upon motion by Director Gurock and seconded by Director Campbell, the Board voted 4-0 to ratify the purchase of the new controller.

Management did a walk through with JBK regarding other landscaping items and shared a proposal to address those items. Discussion followed.

Upon motion by Director Gabe Gelman and seconded by Director Cindi Gelman, the Board voted 4-0 to appoint Director Cindi Gelman to work with Sarah, Monique Lucero, and Dawn Schilling, with a maximum spending amount \$1561.30 if funds are available. If funds are not available at that amount, then the amount that is available will be used to remove the Virginia creeper and the Japanese Beetle trap as presented in the proposal.

b. Pool report

Matt Mundy reported that a plumber was called as the sinks at in the Men's locker room were not working. A water purification proposal was presented for over \$12,000. MPM went ahead and cleaned out all filters and took care of the issue for the time being.

The pool is busy and doing great, Director Gabe Gelman noted that the lifeguards are getting great feedback.

c. Tennis Working group report

Terry Wong and Rebecca Hite gave an update to the Board. They have heard from Scott Fong that registration numbers are similar to last year.

Discussion followed regarding turning on the enrollment numbers on the CivicRec portal. The Board agreed to turn on this feature.

Terry and Rebecca reported further that the next tennis social event is coming up in a week, and the last social was well attended. The HOA and the District will send a reminder email.

Sarah Shepherd gave an update on the facility issues – management is working to find vendors to replace the net and repair the divots on the court surface.

Tennis working group is scheduled to meet with Game-Set-Match about resurfacing the courts and to view the wall damage and possible solutions.

d. Swim Team report

Director Gabe Gelman gave an update about the home meet coming up, as well as a few swim team related events later this season.

e. CivicRec District Social reservations process

Sarah Shepherd reported that some folks want to schedule/reserve via CivicRec acting on behalf of the Metro District. Discussion followed. If there is interest in organizing Metro District sponsored events, those should be presented to the District Board for approval. The Board concluded that such requests are not currently sanctioned by the District.

f. Pet policy at facilities

Director Cindi Gelman note that there have been off-leash pets at the pool and the playground, which have created some issues around safety and hygiene. The District has a specific rule against pets (except service animals) at the facility.

MPM should enforce this rule for swim meets and all activities at the pool. Signage will be purchased and posted on the East Gate of the playground and at the pool entrance.

Long term planning:

Long Term Reserve Study Discussion

Sarah Shepherd and Dawn Schilling gave the Board an update. The focus for this process will be to plan 5-year priorities, costs, and funding needs and resources to cover those needs.

Sarah Shepherd added that the District set up a small working group together to have a couple of working sessions in July to work on the planning timeline and activities.

Director Cindy Gelman noted that the last Reserve Study is over 10 years old and could be out of date. Several projects are maintenance items that need to be done in due course. Other items could be described as enhancements or improvements.

Discussion followed regarding updating the Reserve Study. Management was directed to request a proposal to update the existing Reserve Study.

A Working Session was scheduled for Monday July 15th, 2024 at 5:30pm via Zoom.

Working session agenda will include the estimate of updating reserve study, reviewing current masterplan and long-range facilities and operations budgeting and forecasting documentation, as well as assigning work groups to tackle these items. The meeting will also include time to consider what type of community outreach is needed.

The meeting was adjourned at 8:21 pm by acclamation.

Adjournment:

The next meeting will be a Regular Meeting, held on August 19, 2024, at 5:30 p.m. at the Sailfish Room.

Shahid Khan

Secretary for meeting