



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 November 13, 2023, at 5:30 pm, via Zoom

Attendance

Directors:

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

Other attendees:

Dawn Schilling, Schilling and Company Inc., District Accountant
JC Chambers, MPM Recreation Management, Pool Management
Sarah Shepherd, Circuit Rider of Colorado, District Management
Sujata Trehan, Circuit Rider of Colorado, District Management
Rebecca Hite, HOA Board President
Terry Wong, Tennis Representative and Resident

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 as presented by acclamation.

Director Gabe Gelman disclosed that he is on the Sundance Sailfish Swim Team Board.

Public Comment:

None.

Administrative matters:

Approval of the October 23, 2023, Minutes:

Upon a motion by Director Campbell with a second by Director Cindi Gelman, the Board voted 5-0 to approve the October 23, 2023 minutes, as presented.

Annual Administration Resolution

Sarah Shepherd presented the 2024 Administrative Resolution. Discussion followed regarding meeting schedules and agendas in 2024, including setting aside some meetings as working sessions to allow the Board time to discuss items in depth.

Upon a motion by Director Cindi Gelman with a second by Director Draudt, the Board voted 5-0 to approve the Annual Administration Resolution as presented, with an additional meeting in February 2024. Sarah Shepherd and Director Cindi Gelman will meet to design a 2024 meeting schedule in accordance with District business needs and long-range planning sessions, accordingly.

Website compliance activities and upgrades

Sarah Shepherd presented updates on transitioning the District website to Streamline to ensure ADA compliance.

Upon a motion by Director Cindi Campbell with a second by Director Campbell, the Board voted 5-0 to approve transitioning the District website from Wix to Streamline before the end of the calendar year based on the limited terms offered (\$0 startup and \$80/month website hosting fee in 2024).

Legal items:

Pool and facilities rental and use policies and 2024 schedule update.

No updates provided at this meeting.

Buildings and Grounds:

Tennis update: Tennis Working group recommendations

Terry Wong and Rebecca Hite presented the Tennis Committee proposals. Discussion followed.

Upon a motion by Director Gabe Gelman with a second by Director Cindi Gelman the Board voted 5-0 to adopt the tennis recommendations document and convene the tennis committee, as described in the tennis committee document in the packet.

Swimming pool updates

i. Swim Team updates

Director Gabe Gelman gave the Board an update on the swim team – Amy Fetter is working on the trophy display case design with Gabe and will report on the recommended design in the coming months.

Sailfish Room updates

i. Community Communications incoming and outgoing

Sarah Shepherd gave the Board an update on a rental that left the room in an unacceptable state per inspection by the facility cleaner and board members review. The Board agreed that \$100 be deducted from the security deposit.

Sarah Shepherd gave the Board an update on the other holiday party reservation request. Discussion followed.

Upon a motion by Director Gabe Gelman with a second by Director Cindi Gelman, the Board voted 4-1 to allow the requestor to rent the Sailfish Room in December, with the understanding that facility will be checked at 10pm to ensure compliance with scheduling and cleaning requirement; and if not compliant the requestor will not be allowed to rent the facility for 5-years.

ii. Security System Upgrade

The security system has been upgraded and is in place at the Sailfish Room.

iii. Trash update

JC Chambers gave the Board an update about off-season trash collection. A poly cart for trash and one for recycling will be provided. Kim Garcia will empty them once a month for a \$50 fee, which she will coincide with Sailfish Room cleanings as much as possible.

Board Member & Manager Items: A special meeting is scheduled for December 4, 2023, at 6:30 p.m. via Zoom to discuss items that were not addressed at this meeting.

Adjournment: The meeting was adjourned at 8:40 p.m. by acclamation.



Secretary for meeting

**MINUTES OF THE PUBLIC HEARING
OF THE BOARD OF DIRECTORS OF THE
SUNDANCE HILLS METROPOLITAN DISTRICT
HELD TO CONSIDER THE ADOPTION OF THE 2024 BUDGET
ON NOVEMBER 13, 2023**

A public hearing of the Board of Directors of the Sundance Hills Metropolitan District to consider the adoption of the 2024 Budget and the Amended 2023 Budget was held on November 13, 2023, at 5:30 pm, via Zoom.

Attendance

Directors:

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

Other attendees:

Dawn Schilling, Schilling and Company Inc., District Accountant
Sarah Shepherd, Circuit Rider of Colorado, District Management
Sujata Trehan, Circuit Rider of Colorado, District Management

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

The Board approved the Agenda by acclamation.

The public hearing on the budget was called to order by Director Gabe Gelman.

Upon a motion by Director Cindi Gelman with a second by Director Draudt the Board voted 5-0 to open the Public hearing for the 2024 Budget Hearing and the 2023 Amended Budget at 8:00 p.m.

Public Input:

No public comment.

Upon a motion by Director Cindi Gelman with a second by Director Gurock the Board voted 5-0 to close public hearing at the 2024 Budget Hearing and the 2023 Amended Budget at 8:03 p.m.

Board Discussion

The Board reviewed the 2024 Budget and the 2023 Amended Budget as presented by Dawn Schilling.

To balance the budget and maintain the new facilities in 2024, membership fees for 2024 were discussed and set as follows:

Resident Tennis Membership \$125
Non-resident Tennis Membership \$175

The remaining rates will be discussed at a later meeting.

**Adoption of the
2024 Budget,**

The draft 2024 Budget was properly noticed in the Villager Legals and was circulated to the Board before October 15, 2023.

**Appropriate
Funds, Set 2024
Mill Levy AND
the Amended 2023
Budget**

Upon motion by Director Gabe Gelman, and seconded by Director Draudt, the Board voted 5-0 to approve the 2024 Budget, as presented, to appropriate funds, and to set the tennis membership fees, and mill levy as detailed in the 2024 Budget Resolution and approved the Amended 2023 Budget, as presented.

Secretary for meeting