



Sundance Hills
Metropolitan District

A SPECIAL meeting of the board of directors was held at 5:30p.m. on August 22, 2022.

Attendance

Directors:

Mike Draudt, Vice President, Tennis Facilities
Jeff Erb, President – Absent, whose absence was excused
Gabe Gelman, Vice President, Buildings & Grounds

Other attendees:

Cindi Gelman
Jack Campbell
Donna Johnston
Lori Boccato
Joel Christman
Penni Christman
Pat Wisneski
Colleen Madden
Sarah Shepherd, Circuit Rider of Colorado
Sujata Trehan, Circuit Rider of Colorado

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

Director Gelman called the meeting to order at 5:33pm and declared a quorum.
Upon motion by Director Gelman and seconded by Director Draudt, the Board approved the agenda 2-0.

Public Input:

Joel Christman thanked the Board for its oversight of the capital improvement project. He asked when the final landscaping work and repairs would be completed and noted a few items such as a cone, tree and debris that he requested be reviewed. The items he noted were addressed later in the meeting. Pat Wisneski asked about the wet spot in the grass along the right-of-way, the tree at the corner of the right-of-way and the construction clean up and final landscape items. These items were addressed later in the meeting.

**Board Member &
Manager Items:**

Consider approval of Minutes

- a. April 14, 2022 Special meeting
- b. May 16, 2022 Special meeting
- c. May 20, 2022 Special meeting
- d. June 8, 2022 Special meeting
- e. July 29, 2022 Special meeting

Upon a motion by Director Gelman and seconded by Director Draudt, the Board voted 2-0 to approve the minutes as presented.

- f. Review regular meeting schedule for remainder of 2022

Next meeting is scheduled for Monday September 19th 2022 at 5:30pm in person. Following meetings for this calendar year will be scheduled at that meeting.

Legal Items:

a. Board Vacancies

The Board acknowledged that the Board has 2 vacancies and had received interest from two members who are eligible to serve on the Board.

b. Consider appointment of Cindi Gelman to the Board of Directors

The Board unanimously appointed Cindi Gelman to fill a vacant seat on the Board.

c. Consider appointment of Jack Campbell to Board of Directors

The Board unanimously appointed Jack Campbell to fill a vacant seat on the Board.

Jack Campbell and Cindi Gelman were sworn in by Director Gabe Gelman.

d. Board officer positions

Newly appointed Director Cindi Gelman was appointed to the position of Board Secretary.

Newly appointed Director Campbell was appointed to the position of Board Treasurer.

District management will share Board Member manuals with the newly appointed members.

e. Aquawolves rental contract renewal and team party rental request

Sarah Shepherd gave the Board an update of the contract and conveyed the Aquawolves request for food trucks at the party. Discussion followed. The pool will be closed to the public for that time. Food truck vendors must have a license to provide service in Greenwood Village. The District will inquire to the City if the food trucks can park on the street, so that the parking lot would be available for the attendees. The District will require additional insurance from the vendors. The Board approved **4 food trucks** for this event, provided that they park on Powers and allow any community member to order from the vendors on the night of the event.

Budget Items:

a. Landscaping proposal JBK Landscape Inc.

Sarah Shepherd presented the Board an update on these items. JBK has presented a proposal for miscellaneous landscaping items to wrap up the pool renovation project and receive final signoff by the City of Greenwood Village. Other proposals came in at a higher rate.

Upon a motion by Director Gelman and seconded by Director Draudt the Board voted 2-0 to approve JBK estimate of \$13,862 to do the landscaping work proposal #164358.

b. Final pool conditions closeout items: pump room controls and filter location

Sarah Shepherd presented the Board an update on these items.

Upon a motion by Director Gelman and seconded by Director Draudt the Board voted 2-0 to approve the final pool conditions RFI 43 and 34, as presented.

**Buildings &
Grounds:**

a. Tennis update:

i. Tennis Coach policy

The district's current tennis pro is SF Tennis. The pro is required to submit a rental agreement, insurance, and usually a share back of \$500 to the district. Discussion followed. The Board agreed that it will not change policy mid-contract. Management will suggest that outside tennis pros connect with SF Tennis to explore options for this year.

ii. Pickleball Striping at Tennis Court

Donna Johnson shared her views and requests for pickleball striping at a tennis court. Discussion followed. Given the updated USTA rules regarding pickleball striping, it is now possible to add the striping to a court and the court can remain acceptable for scheduled tennis matches as long as all players agree. Management will review how many non-resident/non-HOA members have bought Tennis memberships. The Board asked that the HOA send out a survey to gauge public sentiment regarding adding pickleball striping. Board to revisit this item at the next meeting.

b. Swimming pool: pool rules discussion

Director Gelman clarified that the Board re-adopted the current policies but had to reduce the maximum attendance to align with the new allowed maximums in the renovated space. Discussion followed. Residents felt that the 6 non-member guest limit was too extreme. Director Gelman noted that the new TV installed at the entrance will show upcoming reservations, which will help alleviate the communication issue. Discussion followed. **Management will send out an invitation for community members and stakeholders to schedule virtual community meetings to assess updates for pool and community room rules. MPM Recreation will play a critical role in providing information regarding staffing and cost ramifications of proposed changes.**

c. Community center rental policy (Sailfish Room)

Sarah Shepherd shared some of the rental policy issues that have come up with members requesting special reservations. Discussion followed.

d. Open space updates

No updates at this time.

e. Sponsorship opportunities

The Board discussed a proposal for sponsorship at the pool. Discussion followed. The Board agreed such requests should be passed to the swim team.

f. Pool hours for September

The Board discussed the pool hours after the regular season ends on September 11th contingent on addressing the boiler issues. FCI to address this item so that the pool can remain open through the end of September. MPM will schedule staffing for September 17-18, and 24-25, hours will be 12pm-7pm. **Management to update website pool hours and CivicRec.**

Financial matters:

- a. Financial Report for the period ending July 31, 2022
- b. Consider approval of claims for August 2022
- c. Ratification of claims for June and July 2022

The Board approved by acclamation to move the District's operating bank account from Wells Fargo to First Bank.

Upon motion by Director Draudt and seconded by Director Gelman, the Board voted 2-0 to approve the Financial report for the period ending July 31, 2022.

Upon motion by Director Draudt and seconded by Director Gelman the Board voted 2-0 to approve the claims for August 2022, as presented.

Upon motion by Director Draudt and seconded by Director Gelman the Board voted 2-0 to ratify the June 2022 and July 2022 claims, as presented.

d. Update on Audit

Sarah Shepherd gave the Board an update on the 2021 Audit, which will be presented at the next Board meeting.

Adjournment:

Meeting adjourned at 7:51pm by acclamation.

The next meeting will be a Special Meeting, held on September 19th at 5:30 p.m. in person.

Sujata Trehan

Secretary for meeting