



**MINUTES OF THE MAY 20, 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 5:32PM on May 20, 2024, via Zoom.

Attendance

Directors:

Jack Campbell
Mike Draudt
Cindi Gelman
Gabe Gelman
Eli Gurock

Other attendees:

Rebecca Hite, HOA Board President
Amy Fetter, Swim Team Representative
Terry Wong, Tennis Representative
Lori Boccato, HOA Board Secretary
JC Chambers, MPM Recreation Management
Sarah Shepherd, Circuit Rider of Colorado
Peter Kline, Circuit Rider of Colorado

**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. No new conflicts were noted.

Legal Items:

Board Member appointment and Oath filing

The Board reviewed the technical re-appointment of Eli Gurock. Director Gabe Gelman made a motion to re-appoint Eli Gurock, which seconded by Mike Draudt and passed 4-0.

Update on Pool Heater Issue

Currently requesting information from Xcel Energy's gas pressure. Ms. Shepherd is preparing a document request to the insurance carrier. She and JC will continue providing requested information to Raypak and the District's insurance provider. Ms. Shepherd to contact Essenza Architecture for consultation. Discussion followed.

Board Member & Manager Items: No additional items were presented.

- Administrative Items:**
- a. **Consider approval of Minutes: April, 2024 meeting Minutes**
Upon motion by Director Campbell and seconded by Director Gurock, the Board voted 5-0 to approve the minutes from March 11, 2024, as presented.
 - b. **Website compliance update**
The website is up and running. Directors were asked to please provide feedback on the website.

Financial Items: **a. Consider approval of claims for April 2024**
Upon motion by Director Gabe Gelman and seconded by Director Cindi Gelman the Board voted 5-0 to approve the May 2024 claims, as presented. Claims totaled \$65,371.51.

- Buildings and Grounds:**
- a. **Tennis update: Tennis Working group recommendations.**
Terry Wong provided an update of issues pertaining to the tennis court. Continuing discussion of maintenance and repairs needed to the tennis court, as well as the replacement of nets on Southwest courts.

Terry thanked Director Draudt for installing the lighting approved last month.

Discussion returned to repairs to concrete walls. The Board is open to possible repairs. Topic is a carry-over item from April where discussion covered included concrete wall issues and options were discussed. Drainage, wall, and irrigation repairs should be addressed concurrently. Management to investigate cost of painting the wall or adding a vinyl cover as a short-term solution and will follow up with Essenza to evaluate an extensive fix, which would potentially be funded by a bond in coming years. Terry will also do some investigative work and will report back in June.

b. Swimming pool updates

i. Swim Team updates

Amy Fetter gave the Board an update. 1) The AV system audio volume issue has been solved. 2) She indicated that the four (4) perpetual plaques ordered last year are ready to be hung. Discussion followed regarding placement. After consideration it was agreed that the four plaques will be hung vertically on the narrow column near the entrance. 3) Amy requested the Board consider a free family or child membership for a potential volunteer Mudskipper program coach. The team is eager to engage the services of the coach, but cost is an issue. Following discussion, it was determined that there are multiple issues to consider and that no action is to be taken at this time. Further discussion is warranted.

e. Open space updates

Several items were addressed at the end of the meeting related to landscaping at the pool area, the volleyball court maintenance and vines around the East lawn. Management will follow up with the District's maintenance company to provide recommendations and cost estimates.

a. HOA Communication & Coordination

Topics Covered:

- HOA and District have the exact same boundary
- Possible HOA approved increased assessment to support the District's facilities and operations, as well as possible increase operations during summer months.
 - Impact on membership dues at pool? 1/3 of residents currently use the pool.
 - Fully fund through HOA fees which could avoid the need for a bond?
- Long Term Reserve Study (Cindi Gelman)
 - Form sub-committee to research raising funds
 - HOA
 - Messaging – need capital to maintain and improve facilities.
- Budget Discussion – Fall
- Sailfish Room Furniture and appliances
 - Lori and Rebecca will present survey response results at the June meeting
- Long Term needs and goals
 - Irrigation system upgrade
 - Reserve – Financial stability

Long Term Planning:

Next Steps: Commit to working group

Step up working group(s) and work session at the June Meeting.

The meeting was adjourned at 8:40 pm by acclamation.

Adjournment: The next meeting will be a Regular Meeting, held on May 20, 2024, at 5:30 p.m. via Zoom.



Secretary for meeting