



**MINUTES OF THE OCTOBER 24, 2022, A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
THE SUNDANCE HILLS METROPOLITAN DISTRICT
BOARD OF DIRECTORS**

A SPECIAL meeting of the board of directors was held at 5:30p.m. at the Sailfish Room.

Attendance: Directors:
Jack Campbell, Treasurer
Mike Draudt, Vice President, Tennis Facilities
Jeff Erb, President
Cindi Gelman, Secretary
Gabe Gelman, Vice President, Buildings & Grounds

Other attendees:
Paul Baumann, Resident
Donna Johnson, Resident
Rebecca Hite, HOA President
Sarah Shepherd, Circuit Rider of Colorado
Sujata Trehan, Circuit Rider of Colorado

Call to Order/Agenda/Conflicts of interest: Director Erb called the meeting to order at 5:38pm and declared a quorum.

Upon motion by Director and seconded by Director, the Board approved the agenda 5-0.

Public Input: No public input was present.

Board Member & Manager Items: **Approval of Minutes: September 19, 2022, Special meeting**
Upon motion by Director Erb and seconded by Director Campbell, the Board approved the minutes for the Special meeting on September 19, 2022, as presented.

Buildings & Grounds: **a. Tennis update:**
 i. Pickleball Striping Discussion at Tennis Court
Sarah Shepherd gave the Board an update regarding the Pickleball striping. Discussion followed. Director C. Gelman noted concerns regarding sound issues related to pickleball courts in residential areas. Discussion followed. The Board may discuss plans for pickleball, possibly involving a survey for the community, in 2023.

b. Swimming pool updates:
i. Storage Room Planning Discussion

Sarah Shepherd gave the Board regarding the storage room. A community member has volunteered to build shelving in the room; however, the district will have to pay for materials. Discussion followed. Management will talk with Essenza Architecture, look into a service contract, possible permit requirements and insurance coverage, possibly obtaining a drawing of the proposed shelves.

c. Sailfish Room updates: Cleaning Services fees for Sailfish Room and All-season bathroom

Sarah Shepherd gave the Board an update on the cleaning rates. Discussion followed. Management to research other providers and cleaning arrangements. The outside bathroom to be cleaned weekly. The Sailfish Room will be cleaned monthly through the end of year 2022.

d. Open space updates

No further updates.

e. Sailfish Room router/modem:

Management to ask Essenza regarding modem, if it is under warranty.

f. Irrigation:

The Board discussed the irrigation issues, specifically the water drainage. Discussion followed. Management to request JBK to attend meetings in 2023 March to discuss irrigation maintenance moving forward.

Legal Items:

a. Pool and facilities rental and use policies working group update

Sarah Shepherd presented the Board with an update with the Working Group, including the Draft statement of purpose. Discussion followed.

The existing waiver for any renters may be updated starting January 1, 2023 with the note: that though a reservation may be requested before the changing of the rental terms and fees, renters will have to sign an updated waiver in January and the rental subject to the updated fee structure. Management to update CivicRec and inform any renters looking to rent the facility after January 1, 2023.

b. Facility Reservation Agreement Review with Sundance Hills HOA through End of 2022

The Sundance Hills HOA President, Rebecca Hite, updated the Board on the Agreement. Discussion followed.

The District's management will send updated Agreement, with all the large 2023 event dates added, for the HOA to sign.

Financial Matters:

a. 2023 Budget planning discussion

The Board discussed the 2023 Budget. Discussion followed.

The Board requested that MPM provide detail in their contract regarding social events dates for the 2023 season, and asked if staffing costs for such events are included in the 2023 contract fees.

b. Financial report for the period ending September 30, 2022

Sarah Shepherd presented the financial report for the period ending August 31, 2022.

Upon motion by Director Erb and seconded by Director G. Gelman, the Board voted 5-0, to approve the financial report for the period ending September 30, 2022, as presented.

c. Consider approval of claims for October 2022

The Board reviewed the claims for September 2022.

Upon motion by Director Erb and seconded by Director Draudt, the Board voted 5-0, to approve the claims for October 2022, as presented.

d. 2023 Budget process

Sarah Shepherd presented the 2023 Budget process. Discussion followed.

Adjournment: Meeting adjourned at 7:53pm by acclamation.

The next regular meeting, which is the Official Public Hearing for the 2023 Budget, is scheduled for November 14, 2022, at 5:30 p.m.

Secretary for meeting