



## **SPECIAL MEETING MINUTES**

A special meeting of the Board of Directors of the Sundance Hill Metropolitan District was held at 5:30 pm on Monday March 2, 2026, via Zoom.

### **Attendance:**

#### Directors:

Mike Draudt, VP-Tennis Facilities  
Gabe Gelman, President  
Cindi Gelman, Secretary  
Eli Gurock, VP-Buildings & Grounds  
Jack Campbell, Treasurer – Absent, whose absence was excused

#### Public attendees:

None.

#### Other attendees:

Kyle Thomas, DA Davidson  
Dawn Schilling, Schilling and Company, District Accountant  
Brenden Desmond, Spencer Fane, District Legal Counsel  
Sarah Shepherd, Circuit Rider of Colorado, District Management  
Peter Kline, Circuit Rider of Colorado, District Management

### **Call to order/approve agenda/notice of meeting/declaration of quorum/conflicts of interest**

Director Gabe Gelman called the meeting to order at 5:31 pm and declared a quorum. The Agenda was approved by acclamation acknowledging that items may be taken out of order.

### **Items from citizens regarding items not already on the agenda.**

No public comments.

### **Legal Matters**

Brendon Desmond explained the Ratification and Engagement of Consultants and Financial Advisors as necessary to facilitate the debt instrument note transaction. Discussion followed. Director Draudt made a motion to ratify the Engagement of Consultants and Financial Advisors. The motion was seconded by Director Cindi Gelman and approved 4-0.

Consideration and Approval of an Authorizing Resolution Regarding the Issuance of a general obligation note in the principal amount of up to \$3,000,000 (the “2026 Note”) including execution, issuance, and delivery of documents necessary to complete the 2026 Note transaction and related documents; making determinations and findings as to matters related to such transaction; authorizing incidental actions; and repealing prior inconsistent actions.

A motion was made by Director Gabe Gelman to approve the Resolution authorizing the issuance of general obligation notes in the principal amount of up to \$3,000,000. The motion was seconded by Director Cindi Gelman and approved 4-0.



There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 5:49 p.m.

The next regular meeting is scheduled for March 23, 2026, at 5:30 pm at the Sailfish Room.  
The next Planning Committee meeting for the facility projects is scheduled for March 10, 2026, at 1:00pm via Zoom.

*Sarah Shepherd*

Secretary for the meeting