



**MINUTES OF THE AUGUST 19, 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 5:30 PM on August 19, 2024, at the Sailfish Room, 5626 S Galena Greenwood Village, CO 80111.

Attendance

Directors:

Jack Campbell– excused absence
Mike Draudt
Cindi Gelman
Gabe Gelman
Eli Gurock

Other attendees:

Tom George, Spencer Fane
Kyle Logan, Logan and Associates
Rebecca Hite, HOA Board President
Terry Wong, Tennis Representative
Lori Boccato, HOA Board Secretary
Dawn Schilling, Schilling and Co
JC Chambers, MPM Recreation Management
Sarah Shepherd, Circuit Rider of Colorado
Stacey MacLean, Resident
Colleen Madden, Resident, Adult Swim Representative
Mark Galler, Resident and HOA Member
Justin Whatley, Resident
Betsy Holley, Residents
Brenna Kleinsteuber, Resident and Swim Team Rep

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

Director Gabe Gelman called the meeting to order at 5:35 PM and declared a quorum.

The agenda was approved by acclamation. No new conflicts were noted.

**Public Comment
for items not on
the Agenda:**

Colleen Madden was present to discuss the request to continue morning adult swim. She reported that there were about 30 adults who swam during adult swim hours, many who joined the pool because this program was offered. Discussion followed regarding the cost and logistics to keep the pool open for this program. The group would be willing to coordinate with whatever the general pool membership and

Aquawolves schedules. They would appreciate a later time window on weekends and would likely not want to swim once the weather gets cold enough that the pool covers would need to be used. The board thanked the members who attended and said that the matter would be discussed further once the pool manager could coordinate with the Aquawolves.

**Board Member
& Manager
Items:** None.

**Administrative
Items:** a. **Consider approval of Minutes: June 17, July 15, and August 6, 2024 meeting Minutes**
Upon motion by Director Eli Gurock and seconded by Director Cindi Gelman, the Board voted 4-0 to approve the minutes from June 17, July 15, and August 6, 2024, as presented.

Financial Items: a. **Presentation of the December 31, 2023 Audit**
Dawn Schilling presented the audit for the period ending December 31, 2023.

Upon a motion by Director Cindi Gelman, with a second by Director Mike Draudt the board voted 4-0 to open the hearing for the 2023 Budget Amendment.

Dawn Schilling presented the budget amendment requirements for the amendment. Discussion followed.

Upon a motion by Director Gurok, with a second by Director Cindi Gelman, the board voted 4-0 to close the 2023 Budget Amendment Hearing.

Kyle Logan presented the unmodified opinion and management letter for the budget. Upon a motion by Director Gurok, with a second by Director Draudt, the board voted 4-0 to approve the December 31, 2023 audit, as presented and directed the approval and execution of the management letter.

Upon a motion by Director Cindi Gelman, with a second by Director Draudt, the Board voted 4-0 to approve the 2023 Budget Amendment Resolution, as presented.

b. Consider approval of claims for August 2024 and Ratification of claims for July 2024

Sarah Shepherd presented the claims. Upon motion by Director Cindi Gelman and seconded by Director Gabe Gelman the Board voted 4-0 to ratify the July 2024 claims, and approve the August 2024 claims payable, as presented.

Legal Items: **Update on Pool Heater Issue**
Sarah Shepherd shared that the heater repair insurance claim is underway. Once the repair work is done recovery of the deductible could be pursued.

Tom George presented an update to the SB 24-233 planning. More will be known on the election questions and special session and how it may affect the 2025 budgeting process. More updates will be provided later in the year.

Tom George gave an overview on special district funding mechanisms, with distinction between collections and authorization for fund collection as well as types of spending allowed for each type of income. Discussion followed regarding mill levy tax income, special assessments, and fees.

**Facilities
and Operations:**

a. Sailfish Room Renovation Survey Review

Betsey Holley, Rebecca Hite and Lori Boccato presented the results of the HOA survey and proposals for the future Sailfish room furniture and possible remodel scope. The Board thanked them for their work and will confer in future meetings.

Discussion followed regarding logistics, maintenance and budget and a follow up discussion related to rental and deposit amount review in the September meeting.

b. Pool report

JC Chamber presented season extension discussion. He recommended extending to but not beyond the 21st of August. The ice cream social will be on the 31st of August. An invitation will be sent to all members as well as Friends of Sundance members for the ice cream social.

There is a repair needed on the baby pool play area steps. The pool season will not be extended at this time.

c. Tennis Working group report

Terry Wong reported that the end of the season is wrapping up. They will be requesting information from Scott to review the season statistics to report on later. The tennis social in August was cancelled due to weather and low enrollment.

A tennis league incident occurred when pickleball players came out on the courts and interrupted a USTA match. The tennis committee is recommending that pickleball not be allowed to be played during USTA matches. Discussion followed regarding allowing pickleball on the courts and if reservations can name what activity will be on the courts.

The trash can near the courts has been very pungent during the heat of the summer with once per week pick up. The Board asked that MPM add emptying the trash can on a daily basis during pool seasons.

d. Swim Team report

Brenna Kleinsteuber gave the swim team update. She is the new rep for the team. The swim season was very successful. A lot of investments were made in swim team equipment over the season. She proposed some additional shade umbrellas at the

pool in future years. The Board thanked Brenna for her report and congratulated the swim team on their t-shirts for the season.

**Long term
planning:**

Long Term Reserve Study Discussion

Sarah Shepherd and Cindi Gelman will work with Lori Boccato to review and provide feedback for the survey and coordinate on sending it out in the next several weeks.

**Board Member
Items:**

Mike Draudt proposed allowing an alternate gas provider review the Xcel energy fees for the years to see if an alternative provider could reduce the cost for the District. Discussion followed. The Board approved to have management provide the reports and support the research.

Director Gurock reported that two additional community members would like to join the enhancements committee. Discussion followed. The process to add members will follow the survey.

Adjournment: The meeting was adjourned at 8:36 pm by acclamation.

The next meeting will be a Regular Meeting, held on September 16, 2024, at 5:30 p.m. at the Sailfish Room.



Secretary for meeting