



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 February 23, 2026, via Zoom.

Attendance:

Directors:

Jack Campbell, Treasurer
Mike Draudt, VP-Tennis Facilities
Gabe Gelman, President
Cindi Gelman, Secretary
Eli Gurock, VP-Buildings & Grounds

Public attendees:

Colleen Kaufman, Swim Team Representative
Andrea Blackwater, Swim Team Representative
Berenice Katcher, District Resident
Catherine Winter, Tennis Committee Representative
Lori Boccato, HOA President
Sally Newcomb, District Resident

Other attendees:

Kyle Thomas, DA Davidson
Dawn Schilling, Schilling and Company, District Accountant
Brenden Desmond, Spencer Fane, District Legal Counsel
Scott Fong, ST Tennis
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 5:30 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.

Pool and Facility Updates

Summer schedule for the Sailfish room will include Friday evening 4 to 9 pm. Discussion followed.

Sprint Meet proposal - the proposed dates this year are “away meets” so no need to proceed. The Board will look forward to hearing how the evening meets went this summer at other facilities.

Lane rope discussion - The condition of the lane ropes was discussed. The Board directed that the stored lane ropes be placed in the pool, to replace existing ropes. A quote for a back up set of lane ropes will be considered.



Administrative matters

Meeting Minutes

Director Gabe Gelman made a motion to approve both the January 26, 2026 and February 2, 2026 meeting minutes. The motion was seconded by Director Cindi Gelman and approved 4-0 with one abstention. Director Jack Campbell did not vote.

Planning Committee Updates

The Committee is making good progress on the deck furniture discussions.

Director Gabe Gelman discussed communication goals and possible newsletter. He will report more at the next meeting. Discussion followed.

Cleaning proposal review

Sarah presented the cleaning contract proposals for review. Discussion followed. Director Gurock made a motion to approve the contract with AllPhase Cleaning Services, including amending the off-season rental rates to \$125 for residents and \$225 for non-residents. The motion was seconded by Director Draudt and approved 5-0.

SF Tennis Contract

Sarah Shepherd presented the SF Tennis contract and waiver for review. Discussion followed. Director Gabe Gelman made a motion to approve the contract, as presented. The motion was seconded by Director Gurock and approved 5-0.

Manager Items

Sarah Shepherd provided an update on the Aquawolves contract and the pool incident. The contract has been signed. The incident is considered closed by all concerned parties.

Financial Report and Claims approval from prior periods

Discussion tabled until next regular meeting.

Adjournment

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 7:09 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