

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD MARCH 5, 2014

A regular meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on March 5, 2014 at 6:30 p.m., at Dancing Willows Club House, 11893 West Long Circle, Littleton, CO 80127

ATTENDANCE

The special meeting of the Board of Directors of the Dancing Willows Metropolitan District was called and held, as shown, in accordance with Colorado law. The following directors were present:

William Anderson
William Bristol
Thomas Nolan
R. Lee Jennings
Bobby Thomas

Also present were:

James McGrady, of Community Resource Services District
Manager and Secretary.

CALL TO ORDER

Director Anderson called the meeting to order at 6:33 p.m. Introductions of the Board and community members were made.

DISCLOSURE OF POTENTIAL CONFLCTS OF INTEREST

Director R. Lee Jennings is on the Board of the HOA patio Homes.

PUBLIC COMMENTS

None.

ADMINISTRATIVE ITEMS

Agenda: Amend agenda to remove items 3 and 4. Upon a motion by Director Nolan and a second by Director Thomas, the board approved unanimously to amended agenda.

Minutes: The minutes of January 14, 2014 Special Meeting

RECORD OF PROCEEDINGS

were presented to the Board. Upon a motion by Director Thomas and a second by Director Nolan, the Board voted unanimously to approved said minutes as presented.

Item 2: Presentation by Lee Jennings and Thom Noland regarding their recommendation for a Legal Firm to provide General Counsel Services for the Dancing Willows Metropolitan District and authorization for the Board President to execute an engagement letter with the selected firm.

Director Nolan chaired the committee regarding the recommendation for Legal General Counsel Services. The comment was that both Law Firms are top quality and represent the homeowners and not the developers, and noted that there are only a few pros and cons to each firm. After discussions with the board members, Director Thomas motioned to approve Lyons Gaddis Hahn Hall Jeffers Dworak & Grant and second by Director Bristol, the Board voted unanimously to approved the Legal General Counsel Services of Lyons Gaddis Hahn Hall Jeffers Dworak & Grant.

Item 3: Review and approve Work Order #11819 by Keesen Lanscape Management for Spring Deep Root Fertilization in the amount of \$380.00.

Approved at the last meeting. Signed work order mailed to Keesen Landscape Management.

Item 4: Review and approve Purchase Agreement (contract No. 11794) by Keesen Landscape Management for work projects described in contract for the Dancing Willows Metropolitan District, in the amount of \$2,847.00.

Approved at the last meeting. Signed work order mailed to Keesen Landscape Management.

Item 5: Consider proposal of Clubhouse rental rates, charges and usage update.

Presentation of Club House Rental Rates were presented by Sharon Vaninger. Discussions to keep the deposit fee of \$350.00 for full day, with the understanding that the deposit check is not cashed. The deposit will be returned if there are no damages or cleaning charges. 8:00 a.m. – 4:00 p.m. (day use) charged at \$175.00. 4:00 p.m. – 10:00 p.m. (evening use)

RECORD OF PROCEEDINGS

charged at \$175.00. Ms. Vaninger suggested the purchase of a new vacuum. Director Jennings motioned to approved.

Item 6: Paving Status Update: Review report by CASI regarding asphalt patches, concrete replacement, agreement with Remington, CTL inspections and invoicing.

Bobby Thomas with CASI performed the concrete and paving repairs, but the crack seal and work was poor and CASI has agreed to a performance Bond and reduced the amount only for the crack seal. CASI will return in early spring and will perform to the original specification. The board would like to have CASI sign the e-mail, hold \$6,000 cash from the current invoice and agree to a \$19,000 bond.

Proposed that CTL release the test results they did for Remington or ask if Dancing Willows can be provided the reports for free? If not, to request that Remington provide us their reports.

A discussion regarding a \$40,000 loan amount due to Remington and to pay \$25,216.59 total. Director Nolan brought up an Agreement to reduce the amount by \$10,000 if Dancing Willows is replacing the monuments by December 2015.

FINANCIAL ITEMS

Item 7: Ratify and Approve Payment of Claims: Upon a motion by Director Nolan and a second by Director Thomas, the Board voted unanimously to approve payment of payable subject to review of McGrady's invoice.

Review Cash Position: Manager McGrady reviewed the cash position with the Board for the period ending January 31, 2014 and the Board accepted the cash position as presented.

Financial Statements: Manager McGrady reviewed the financial statements dated January 31, 2014. After review, the Board accepted the financial statements as presented.

RECORD OF PROCEEDINGS

MANAGEMENT ITEMS

Item 8: District Election.

Mr. McGrady reviewed the election dates. Director Anderson would like to arrange a forum to meet the candidates. At the forum there will be no District Business conducted. The HOA board has prepared a set of questions and the meeting date will be published through the FUN Club and on the District Website.

The District Website presentation was done by Jan Walker. The site is live and was implemented in less than a month. SIPA is using the Dancing Willows website as an example and Director Jennings states that he feels the site reflects the community and neighborhood well. Director Anderson would welcome any comments regarding the website would like to recognize Ms. Walker for her extraordinary work.

DISCUSSION ITEMS

No new information regarding the Audit committee.

Snow removal did not go as well as hoped. So far this season there have been several storms with accumulation of 2-3 inches of snow which the district cannot afford to plow. This is creating a problem for the shady north portion of streets. Suggestions are using a grader to plow and or have a barrel of sand located on Union Street.

The club house needs a new a vacuum cleaner. The pool area needs more table and chairs and music to be kept at a respectful level. Note that insurance has increased by 30%.

There are 106 homes listed in the neighborhood electronic directory. The remaining 190 properties can complete a form and Bob Carson will send a copy of the directory by e-mail.

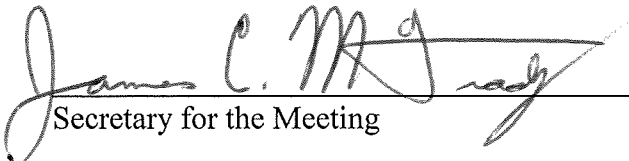
Clean up is scheduled for late May and early June, this will include the Traffic circle and repairing the drip system. The Christmas decoration at the entry will complete the Landscape committee's work. There is \$3,000 noted for new plants.

RECORD OF PROCEEDINGS

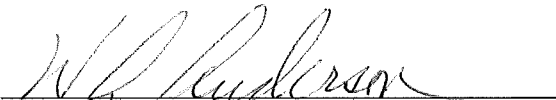
ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Anderson seconded by Director Thomas, and passed unanimously, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,


Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 14, 2014 MINUTES OF THE DANCING WILLOWS METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:


William Anderson

William Bristol

R. Lee Jennings

Thomas Nolan


Bobby Thomas