

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD THURSDAY, MARCH 9, 2017

A regular meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on March 9, 2017, at 6:30 p.m., at the Dancing Willows Clubhouse, 11893 W Long Circle, Littleton, CO 80127.

ATTENDANCE

The regular 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:

Susan Root
Nancy Carson
Robert Faiks
Bobby Thomas
William Anderson

Also present were:

Angie Kelly, Community Resource Services	
Greg Root	Alan & Caroline Fettner
Kay Jackson	Irene Jalistas
Bob Carson	MaryAnn Crecisor
Bob & Jo Wessels	Joleen Smith
Bob Raguso	Kathy Jenkins
Donna Thomas	Linda Rohlman
Pat Keller	Thomas Nolan
Carol Swomley	Richard & Laurel Morris
Rita & Jim McCall	Bill Clore
Michael Wadrich	Richard Molenaar
Julius & Eleanor Perino	Ken Kaul
Alice Olm	

CALL TO ORDER

The meeting was called to order at 6:31 p.m. There were no potential conflicts that were disclosed.

AGENDA APPROVAL

Director Anderson moved to approve the agenda as amended, with moving the Treasurer's Report to item 3.e. and adding a discussion regarding flag poles as 3.g. Upon a second by Director Faiks, a vote was taken and the motion carried unanimously.

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CONSENT AGENDA

Director Anderson moved that the Board approve the consent agenda as amended, noting a change from 'Anderson' to 'Faiks' under the legal counsel discussion in the minutes. Upon a second by Director Thomas, vote was taken and motion carried unanimously.

- Approval of minutes from the Regular Meeting held December 8, 2016.
- Ratification and Approval of Claims for check nos. 2168-2193, totaling \$20,663.09.
- Financial Statements for the Period Ending January 31, 2017

DIRECTOR'S ITEMS

Discussion regarding specific emails for the Board: Ms. Kelly noted that each Director should have an email address specifically designated to District business only. A separate email account should be kept by each Director. The Board decided to administer their own email addresses and send these to Ms. Kelly for use. Also, noted by Ms. Kelly was a reminder that reply all should be avoided in emails. This could constitute a meeting and responses should be directed to the Manager.

GOCO Grants with Foothills Park & Rec: Director Thomas outlined the possible option of partnering with Foothills Park & Recreation to obtain GOCO funding to improve the community park. All ideas should be sent to Director Thomas as he and Director Root are meeting with a Foothills representative soon.

Discussion regarding Ad Hoc Committee for Parking: Director Thomas reported that the committee had discussed the issue and the item should be tabled until June. The committee has discussed possible language changes to the Rules and Regulations but found enforcement difficult. Further ideas will be presented to the Board as they are finalized.

Discussion regarding the Gallagher Amendment: A report was distributed to attending residents and the Board that explained the Gallagher Amendment and the possible impact on property tax collection.

Treasurer's Report: Director Faiks explained that the District has started the process to refund the bonds (refinance). The intent is to get better rates for the bonds held by the District.

Discussion regarding Wavier of Subrogation from Patio HOA: The representative from the Patio HOA (Pat Keller) addressed

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the Board, asking for a waiver of subrogation for the Patio HOA from the District when using the clubhouse. This would exclude the Patio HOA from any financial responsibility should insurance need to be enacted for damages to the Clubhouse caused by the HOA. The Patio HOA indicated that an additional policy is currently held by them and costs the HOA \$300 each year. The Board noted they will complete further research and address the issue as that information is available.

Discussion regarding a Flag Pole: Director Anderson presented bids to the Board for the purchase and installation of a flag pole on the property. It was suggested that Director Thomas investigate the possibility of using GOCO funds for this project. The Board agreed to table the discussion until later in the year when the budget status is more firm.

MANAGER'S REPORT

Update on Clubhouse Roof Inspection: Ms. Kelly outlined the insurance report from the claim filed for hail damage. While significant damage was not found, minor repairs were needed. Bids were obtained for repair from HomeGuard Restoration and HPS Contractors. Upon discussion, Director Faiks moved to approve the proposal from HomeGuard Restoration for \$520.27, given the exclusion of tax. Upon a second by Director Carson, a vote was taken and the motion carried unanimously.

Update on Insurance from frozen pipe: Ms. Kelly noted that the insurance adjuster had reviewed the damage and a final report was not yet submitted. However, no major repairs were being recommended at this time and the adjuster will review the property again when the weather is warmer to ensure the tiles in the bathrooms were not damaged.

Discussion regarding bids for electrical panel labeling: Ms. Kelly noted that formal bids were not submitted yet as one of the contractors has not yet submitted his bid. The one bid that was submitted was from a company that was not being recommended for use. This item was tabled and Ms. Kelly will present bids at the June meeting.

LANDSCAPE COMMITTEE

The Board reviewed the landscape committee report prepared by Carol Swomley. Ms. Swomley noted that Keesen offers an 8 month contract and she will review this for the future as it would be advantageous for fall clean-up. Ms. Swomley provided a list of items for Board consideration. Following are the actions taken by the Board:

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Director Thomas moved to approve the Keesen bid to install three (3) retaining walls at the entrances for a total of \$3,180. Upon a second by Director Root, a vote was taken and the motion carried unanimously.

Director Thomas moved to approve the replacement of the remaining faux capstones with real capstones, along Bowles, for a cost of \$10,796. Upon a second by Director Anderson, a vote was taken and the motion carried with Director Carson abstaining and Director Faiks dissenting.

Director Thomas moved to approve the staining of the fence along Bowles at an estimated cost of \$1,000. Upon a second by Director Faiks, a vote was taken and the motion carried.

Director Thomas moved to approve the sealing of the new capstones at an estimated cost of \$200. Upon a second by Director Root, a vote was taken and the motion carried with Director Faiks dissenting.

Director Root moved to approve the expense of \$150 to provide lunch to volunteers working on Metro Community Day. Upon a second by Director Thomas, a vote was taken and the motion carried unanimously.

Director Anders moved to allow the Landscape Committee to purchase necessary items for planting and the Metro Community Day up to \$3,300. Upon a second by Director Thomas, a vote was taken and the motion carried unanimously.

FENCE/MONUMENT

This was covered in the landscape report.

POOL COMMITTEE

Director Anderson reported to the Board that the spa heater installation will be completed next week. The pool heater will be inspected before the season starts also as some condensation was noticed in the pipes and this is a concern. Director Anderson also noted that the exterior gate (near the pump room) was not latching properly. He feels this could have been due to the water leak/frozen pipe. The latch is working better but an extension may be added to ensure the gate locks properly. Director Anderson also noted that the chlorine is being stored in the pump room and requested the purchase of a locking shed to remove the chlorine. Director Root moved to approve the purchase of a storage shed at the cost of \$230 with the placement of the shed pending. Upon a second by Director Thomas, a vote was taken and the motion carried unanimously.

STREETS, SIDEWALKS, UNDERDRAINS COMMITTEE

Director Thomas noted that Brown Brothers will honor the sealcoat pricing from last year but would like to wait until the 2017 concrete work takes place. However, Director Thomas

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would like to have the sealcoat done sooner. The Board agreed to have the sealcoat done now and the concrete done later this summer.

CLUBHOUSE COMMITTEE

Director Carson reported the usage numbers for the Clubhouse. Also reported was that the carpet would be replaced this year and the bids will be presented at the June meeting.

HOA REPORTS

The Townhomes HOA noted that all buildings will have their roofs replaced and the work will begin in early April.

PUBLIC COMMENT

Jo Wessels addressed the Board about road swales and noted her dissatisfaction with the Bridj-it idea. Ms. Wessels also expressed her dissatisfaction with the solution the Board has given the community in which homeowners can fix the swale with Board approval. Ms. Wessels asked the Board to form a committee to review the swale issue throughout the community.

Bob Wessels addressed the Board about the swale issue also. Mr. Wessels noted that placing new concrete on top of old concrete will not solve the problem.

Michael Wadrich expressed the issues he is having with his swale in that his car bottoms out on the driveway. Mr. Wadrich noted that he had attempted to fix the issue with additional concrete and the snow plow ripped it out and he also tried the Bridj-It. He feels both solutions were not effective and would like a long-term solution the community can agree on.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,


Secretary for the Meeting