

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD THURSDAY, AUGUST 30, 2018

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on August 30, 2018, at 6:30 p.m., at the Dancing Willows Clubhouse, 11893 W 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:

BOARD MEMBERS:

- Bobby Thomas, President
- Robert Faiks, Vice President
- Nancy Carson, Secretary
- Bob Wessels, Treasurer
- Lee Jennings, Director

PUBLIC ATTENDANCE:

- Sue Blair, and Marcos Pacheco; CRS of Colorado; District Manager
- Jim Newell; HOA
- Marcia, - Condo HOA President
- Judith Jennings
- Bob Carson
- Bill Anderson
- Bill Bristol
- Renee Faiks
- Ken Caul
- Larry Sterns
- Linda Davis
- Heather Cats
- Greg & Susan Root
- Bill Clore
- Carol Swomley
- Bob Raguso
- Chuck & Barb
- Sandy Guidry
- Debbie Patterson
- Pat Keller
- Kay Jackson
- Joe Wessels

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- Gloria Steinmetz
- Elsie Baught
- Ardyth Philips
- Carol Baben
- Michael Nadrick
- Colleen Blythe
- Frances Kadien
- Kath Market
- Clinton Flynn
- Karen Kaseman
- Nora Rupperty
- Mike Tycksin
- Irene Weigel
- LaRayne Welman
- Tom Nolan
- Wayne Tracey

CALL TO ORDER DISCLOSURE OF CONFLICTS OF INTEREST	The meeting was called to order by Director Thomas at 6:35 p.m. There were no potential conflicts that were disclosed.
AGENDA APPROVAL	Director Jennings moved to approve the agenda as amended. Upon a second by Director Thomas, a vote was taken and the motion carried unanimously.
INITIAL PUBLIC COMMENT	No public comment was heard.
HOA REPORTS PATIO HOMES	Debbie Patterson spoke on behalf of the Patio Homes and reported no issues. Possibly renegotiating Keesen contract. Next Patio Home HOA meeting is September 17 at 6:30 p.m. at clubhouse
TOWN HOMES	Jim Newell spoke on behalf of the Town Homes and reported the following. Contract for snow removal signed. Replacement of roofs. A special assessment will be investigated to cover the delta of the costs. Requesting upgrade to high resistant type 4 shingle. The next Town Homes HOA meeting is Wednesday, September 5, 2018 at 6:00 p.m. The agenda will include the special assessment and financials. Special assessment of \$5,100 per home. Resident will be directed to contact Stillwater directly to verify and confirm changes.
CONDOS	Director Thomas spoke on behalf of the Condos. Possible special assessment for fire sprinkler improvements. Next Condo HOA meeting is September 17. Marcia arrived late to meeting but was able to update

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homeowners on the transition from Stillwater to Colorado Association Services. Colorado Association Services failed to test the fire systems and all building need to be tested. Special assessment for roof damage is \$4,100 per unit. If resident has special assessment insurance, there will be little to nothing out of pocket. Next Condo HOA meeting is September 17, 2018 at 3:00 p.m.

Director Thomas thanked all three HOA representatives.

POOL COMMITTEE

Railing Painting Schedule: Rail painting will be scheduled after pool closing. Pool lights have been inspected and only one light is not functioning properly due to electrical issue and will not be addressed at this time. The complete pool rules are posted; information for contact person is located at the pool on the outer fence. Pool area including furniture has been cleaned. Pool committee volunteers were given a badge which helped with the rule enforcement. Research insuring volunteers. Straps for the broken lounge chairs are ordered. Special thank you to 12 volunteers.

Pool Season Extension: Director Jennings moved that the Board approve extending 2018 Pool Season through September 16 affirming \$400/week. Upon second by Director Carson, vote was taken and motion carried unanimously.

Pool Security and Locks: Issues with pool keys being duplicated was discussed in addition to a security gate. A suggestion to clean locks and post no trespassers. Will be revisited; security and locks September or December's meeting.

Pool Plastering: Possible safety issues. Director Faiks stated he doesn't feel there is a need to re-plaster the pool. Management company will reach out to Foothills Park and Rec. staff a second opinion.

Hot Water Heater: After inspection of water heater by a plumber, it was noted large of amount of corrosion and suggested this be addressed within the next two years. Plumber was able to start the water heater and didn't charge the District. Questioned if the water pressure regulator an issue and recommended the water heater be replaced.

The issue with the tilting slab near the pool fence will be addressed by Liftech.

Special thank you to Robert Faiks for the excellent work on the pool issues.

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COMMUNICATION COMMITTEE Status of Combined HOA Directory: The comment cards are more effective and have highlighted important items. The participation from the new e-mail system is as follows; Patio Homes are at 100 percent, Town Home's had a lesser rate. E-mails to Condo residents will be distributed in October and November. Noted concern to not have Director Wessels name listed on notes being distributed on the resident's doors. The Fun Squad will be replaced.

FINANCE/AUDIT COMMITTEE Bill Bristol outlined what the 20 year plan should involve. Director Wessels discussed a 50/50 plan. Director Jennings requested a 5 year plan be presented at next meeting; Jim Newel suggested the 20 year plan be re-figured with a mill levy of 46 rather than 52.

CRS Contract: Moved to Manager's Items

GOCO GRANT COMMITTEE Funding Proposal/Foothills P&R: Director Thomas discussed the GOCO Grant and the District contribution of 25%. The District's use of the money and improvements and would encompass 4 projects out of 12. Estimated contribution would be \$200K. Director Jennings thanked Bobby Thomas and Susan Root for their research and work on GOCO process. No discussion on Foothills Park & Recreation meeting.

STREET COMMITTEE All streets with minor cracks will be repaired with crack/seal/coating, no roto-milling. There are 34 major cracked areas and will be replaced with asphalt. On Long Circle, near condo area, the east side of street drainage will be redirected. Swales will be repaired and curbs modified to prevent washout.

Director Jennings moved that the Board approve the LiftTech contract for concrete repairs throughout the District. Upon second by Director Thomas, vote was taken and motion carried unanimously.

Director Thomas will verify an additional repair at 12311 W. Ida Place. Work is scheduled to start within 1 to 2 weeks. Note that the Condos concrete parking areas are not included in this year's work. Contingency for additional work not to exceed \$1,000.00. Director Wessels reported on Swales. The "fixes" are to County code and estimated to cost \$85 - \$125/linear foot, possible 57 plus homes effected. Still questioning if homeowner will be required to pay for concrete.

LANDSCAPE COMMITTEE Committee member Carol Swomley updated the Directors on the Keesen contract which concludes on November 30, 2018. Discussion regarding retaining wall repair on Ida Road, Director Jennings will locate a contractor. During a repair to a transformer box on Bowles by Xcel the fence was moved. Director Jennings and Bill Bristol made repairs,

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purchased materials at Home Depot for \$49.00. It was also noted there is a tree falling over, south of pool. Committee will discuss options.

CLUBHOUSE COMMITTEE

Painting: Director Jennings reviewed the Certapro proposal and after discussion concluded the District wanted to explore higher quality paint.

Roof: Director Jennings outlined 3 bids for the Clubhouse roof repair.

After review and discussion of the bids, Director Carson moved that the Board approve the contract from Kramer for roof repair to the Club house. Upon second by Director Thomas, vote was taken and motion carried unanimously.

MANAGER'S ITEMS

Review and Approve Ratify Payment of Claims: After review, upon a motion Director Jennings and a second by Director Faiks, the Board voted unanimously to ratify the claim represented by check numbers 2341 – 2365, totaling \$31,608.98.

Financials: Ms. Blair reviewed the financials and preliminary draft budget with the Board, noted can't move money out of debt service. The Board ratified the claims and reviewed the current claims. Director Jennings moved to approve claims as presented. Upon second by Director Thomas, vote was taken and motion carried unanimously.

June 14, 2018 Minutes: After review Director Jennings made corrector on minutes to change painting company name to Duration. Director Carson moved to amend the June 14, 2018 minutes, upon second by Director Thomas, vote was taken and motion carried unanimously.

Ms. Blair discussed with the Board the new CRS Contract, effective September 1, 2018. Director Jennings moved that the Board approve the contract with CRS as presented. Upon second by Director Faiks, a vote was taken and the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:18 p.m.

Respectfully submitted,


Secretary for the Meeting