

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
DANCING WILLOWS METROPOLITAN DISTRICT
HELD
THURSDAY, JUNE 13, 2019**

A regular meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on June 13, 2019, 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:

In attendance were Directors:

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

Also in attendance were:

Sue Blair, and Marcos Pacheco; CRS of Colorado; District Managers
Linda Davis
Susan Root
Carol Swomley
Donna Thomas
Judy Jennings
Mary Coyle
Linda Rohlman
Sandy Guidry
Jim Ranneger
Hallie Holland
Nora Ruppert
LaRayne Welman
Ken Kaul
Bob Raguso
Karen Kaseman
Andrea Notions
Carolyn Endecott
Abeca Olson
Richard Molenaar
Peter Mannion
Irene Weigel

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CALL TO ORDER DISCLOSURE OF CONFLICTS OF INTEREST

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

AGENDA APPROVAL

Director Jennings moved to approve the agenda as presented. Upon a second by Director Carson, vote was taken and the motion carried unanimously.

INITIAL PUBLIC COMMENT

Jim Ranneger expressed his concern on the deteriorating infrastructure and that this issue should take priority over the curbs.

Halley Holland, Condo HOA president. Updated the Metro District Directors on the Condo's reserves and changes occurring to turn the budget around.

Nora Rupert updated the Directors on DW United. They are currently creating guidelines for conducting surveys.

Director Thomas thanked all the volunteers and speakers for their help and involvement.

FINANCIALS

The Board ratified the claims represented by check nos. 2441 - 2463, totaling \$45,234.79. Director Faiks moved that the Board approve as presented. Upon second by Director Jennings, vote was taken and motion carried unanimously.

The Board reviewed the current claims represented by check nos. 2464 - 2470, totaling \$14,861.47. Director Faiks moved that the Board approve the claims as presented. Upon second by Director Jennings vote was taken and motion carried unanimously.

Ms. Blair reviewed the financial statements and cash position with the Board, Director Jennings moved the Board approve the Financial Statements as presented. Upon second by Director Faiks, vote was taken and motion carried unanimously.

2018 Audit – Director Jennings moved the Board approve the 2018 Audit pending final approval. Upon second by Director Faiks, vote was taken and motion carried unanimously.

COMMITTEE REPORTS

Communication Committee – Report provided by Jo Wessels was read by Director Wessels. The communication list updates are working and participation is up.

Pool Committee Update – Pool opened on time. Five lounge chairs in

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storage are rusting and will need to consider replacing. The concrete parking places are eroding, repairs and or replacement need to be addressed. Asked if this can be expedited. The Key exchange has noted 170 keys have been distributed; there are 80 residents that need to make the change. Still need to be vigilant in noted non-resident use and asking them to leave. Perfect Pools is addressing a few issues with the hot tub resurfacing. Requesting help in identify a resident with a bird feeder. Would like to request that the bird feeder be taken down during winter.

Landscape Committee – The budget was \$8000; committee has spent \$2600 on 5 projects during Community Day and additional front entrance annuals planting. After review no changes to 2nd year with Keesen Landscape. There were several option submitted to address the issue of the area being damaged on the median at Union. The irrigation systems will need to be evaluated for possible changes and moving of lines. Possible options to place boulders, signage, solar lighting and xeriscaping. Planting beds along fence going west, Carol Swomley will obtain a bid from Keesen Landscape to improve beds.

Clubhouse Committee – Discussion regarding rekeying pool and clubhouse. Director Carson moved that the Board approve the cost up to, but not to exceed, \$1,500.00. Upon second by Director Thomas, vote was taken and motion carried unanimously. Director Carson requested input from the Board regarding the recent installation of the internet. Suggested an extender be purchased. Director Faiks moved to order extender and router with two separate log-ins. Upon second by Director Carson, vote was taken and motion carried unanimously.

Road/Gutter Committee - Director Wessels reported on actions since the board meeting in March 2019 where he received several board actions including surveying all 296 homeowners for garage access and cracked concrete issues.

All 296 homes were surveyed. A significant number of Condo, Townhome and Patio Home residents responded. Including the original 60+ homes identified by L.T. Environmental, several self-identified home owners via email and the board directed additional homes to eliminate a serpentine water flow line, the total homes needing mitigation totaled 177(60% of all homes).

Director Wessels presented a community map showing the location of the 23 Patio homes, 74 Townhomes and 80 condominium homes (total 177) and the L.T Environmental engineering firm's recommendation for the type of new gutter (A B or C) to be installed . He also presented the results of the updated bids received from the four concrete contractors for the 177 homes. L.T. Environmental recommended the selection of Legacy Concrete (bid \$150,000) to perform the mitigation for the 177

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homes. The low bidder, Nu-Look driveways, no bid the final update for the 177 homes due to insurance reasons. An implementation plan was presented for Legacy concrete's bid to cover the anticipated 3-4 weeks of work scope for the 177 homes. The townhome driveways were discussed and the need for a "right to repair" letter from each townhome home owner to have the district fix the home owner's short (~1 foot) drive way.

The board identified Legacy Concrete as the front runner. The board requested Director Wessels to engage Legacy and determine if they would develop a reduced scope proposal not to exceed \$60,000 focused on the Condominiums and Patio Homes for a phase 1 effort and report back to the board in two weeks on June 27, 2019.

DIRECTOR'S ITEMS

SDA Conference – Director Wessels is interested in attending. Will not need accommodations, but will need to be registered

Added Item – Snow Removal – Director Jennings met with Keesen, possible proposal for 82K. Discussion tabled until June's special meeting.


MANAGER'S REPORT

March 14, 2019 Regular Meeting Minutes – Director Jennings moved that the Board approve the minutes as presented. Upon second by Director Thomas, vote was taken and 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 9:39 p.m.

Respectfully submitted,


Secretary for the Meeting