

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF
DANCING WILLOWS METROPOLITAN DISTRICT
HELD
THURSDAY, OCTOBER 3, 2019**

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on October 3, 2019, 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:

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
Donna Thomas
Bill Clore
LaRayne Welman
Ken Kaul
Tami Miller
Jo Wessels
Judy Jennings
Jim Newell
Bob Carson
Marcia Garcia
Sandy Guidry
Bill & Caren Kaseman
Barbara Bergonz
Greg Root
Gloria Steinmetz
Nora Ruppert
Hallie Holland
Linda Rohlman
Ron Petroff
Marilyn Watson
Mary Ellen Celtrick
Ron & Terri Wheat
Wayne Tracy

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M.E. Celtrick

CALL TO ORDER DISCLOSURE OF CONFLICTS OF INTEREST

The meeting was called to order by Director Thomas at 6:32 p.m. There were no potential conflicts of interest that were disclosed.

AGENDA APPROVAL

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

INITIAL PUBLIC COMMENT

Fayre Ruszczyk was represented by Bob Wessels. Director Wessels handed out a letter to Dancing Willows regarding Debt Service Pay-off Considerations.

Jo Wessels voiced concerns regarding leasing sign in the townhouse vicinity. Director Carson will contact the realtor to have the sign removed if it is not done timely.

Bob Carson, in response to Ms. Fayre Ruszczyk's letter regarding the early bond payoff. Mr. Carson wrote a letter in opposition and urges the Board to continue to pay the bonds at their current rates.

FINANCIAL

The Board reviewed the claims to be ratified represented by check nos. 2470 – 2514, totaling \$81,541.12. Director Thomas moved that the Board ratify the claims as presented. Upon second by Director Carson, vote was taken and motion carried unanimously.

The Board reviewed the current claims represented by check nos. 2515 – 2525, totaling \$8,718.04. Director Thomas moved that the Board approve the current claims as presented. Upon second by Director Carson, vote was taken and motion carried unanimously.

Ms. Blair reviewed the financial statements and cash position with the Board, Director Thomas moved that the Board accept the financial statements as presented. Upon second by Director Carson, vote was taken and motion carried unanimously.

Public Hearing - Director Carson motioned to open the public hearing regarding the 2020 Budget. Upon second by Director Jennings, vote was taken and the motion carried unanimously.

The public hearing regarding the 2020 Budget was opened at 7:30 p.m.

Public discussion took place as follows:

- Cost of correcting the drainage in the condo area and repair to

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the retaining walls if affected.

- When will payoff of the loan take place and how would everyone be affected if the mill levy was reduced by 10.
- If the Legislature changes the RAR (Residential Assessment Rate), most homeowners would be in reasonable agreement with adjusting the mill levy.
- Noted the national debt and that the Metro District is following that trend, and would like to pay down the debt.
- Suggested a survey be distributed.

Director Jennings motioned to close public hearing. Upon second by Director Carson, vote was taken and motion carried unanimously.

Engagement Letter – 2019 Audit – Director Faiks moved that the Board approve the Engagement letter for the 2019 Audit as presented. Upon second by Director Carson, vote was taken and motion carried unanimously.

COMMITTEE REPORTS:

Communications Committee - Director Wessels noted there should be newsletter distributed in early November and December. Jo Wessels extended an invitation to create a survey to aid with decisions made regarding the budget.

Pool Committee – Director Faiks presented an estimate from Alumatech Manufacturing Inc. for eight (8) high flat arm lounge chairs, totaling \$1,990.00. Director Faiks moved to approve this estimate as presented, upon second by Director Jennings, vote was taken and motion carried unanimously.

Landscape Committee – Director Carson, updated the Board on Carol Swomley's behalf. Christmas lights will go up the Saturday after Thanksgiving. New Garlands were purchased, but we still need to purchase bows.

Street Committee - Brown Brothers will be performing the concrete work per the schedule provided at the meeting.

Clubhouse Committee - Director Carson Reported on continuing issues with the security systems. The technician has been out several times but cannot provide a solution other than switching our current connection from a standard landline to a radio connection. Director Carson moved that the Board approve the proposal to upgrade from a landline to a radio connection. Upon second by Director Faiks, vote was taken and motion carried unanimously.

HOA REPORTS

Patio – Greg Root had no updates from the Patio HOA to report. Mr.

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Root thanked the Metro district for reaching out to the patio homes in an effort to complete the concrete work.

Townhomes – Jim Newel reported that the Townhome HOA has a new management company, MSI. Current projects are replacing stucco, window sills and concrete work. Projects should be completed by November.

Condos – Hallie Holland reported the Condo HOA has a new management company as well, CMS. Ms. Holland thanked the Metro district for taking over the snow removal. Ms. Holland also reported that the Condos roofing project is completed.

DIRECTORS ITEMS

Keesen Landscaping - Snow Plowing Contract – Members of the management team with Keesen Landscaping reached out to the Metro District and noted concern with the amount listed in the new snow removal contract of \$8,150.00 per push. Due to an error, Keesen is requesting consideration to increase this amount. As it stands now, we are contracted for the current rate. Directors Jennings and Wessels will continue to monitor this situation and report back with any requests made by Keesen.

Rodent Infestation – Orkin visited the District and noted that there is increased rodent activity in the area due to construction. Director Carson is going to meet with the HOA presidents to craft a proactive control plan.

Election Timeline – Ms. Blair updated the Board on the election timeline for the May 2020 election.

Minutes of the August 28, 2019 Meeting – Correction to minutes on the pool camera time should read 8:45 p.m. until 9:00 p.m. The minutes were amended to read 8:45 p.m. until 9:00 a.m. Director Jennings moved to approve the August 28, 2019 meeting minutes as amended. Upon second by Director Carson, vote was taken and motion carried unanimously.

Keesen Landscape Maintenance Agreement – Ms. Blair reported that Keesen will extend the District one more year in addition to the current contract. Director Carson moved that the Board approve the addition to the contract, upon second by Director Jennings, vote was taken and motion carried unanimously.

Director Wessels spoke about his visit to the SDA conference and thanked CRS for their assistance in earning a scholarship for his attendance

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NEW BUSINESS

There was none.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 8:29 p.m.

Respectfully submitted,



Secretary for the Meeting