

# RECORD OF PROCEEDING

---

## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF:

### DANCING WILLOWS METROPOLITAN DISTRICT

HELD THURSDAY, DECEMBER 12, 2024, AT 6:30 P.M.

#### ATTENDANCE

The regular meeting of the Board of Directors of the Dancing Willows Metropolitan District, Jefferson County, Colorado was called and held, as shown, in accordance with the laws of the State of Colorado. The following Directors were acting:

Kirk Oglesby, President  
Susan Robitaille, Vice President  
Patrick O'Keefe, Treasurer  
Clinton Popovich, Secretary  
Linda Rohlman, Director

#### Other participants identified in attendance:

Ashly Dorey & Marcos Pacheco, CRS of Colorado  
Ron Fano, Spencer Fane  
Bill & Kay Anderson  
Carol Swomley  
Bob McKenry  
Carol & Clint Flynn  
Marcia Garcia  
Linda Davis  
Linda Stearns  
Gloria Steinmetz  
Richard Molenaar  
Hallie Holland

#### CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 6:30 p.m.

#### CONFLICTS OF INTEREST

There were none.

#### APPROVE AGENDA

Ms. Dorey suggested an amendment to the agenda to include the consideration of pool filter replacements. The discussion was added under Manager Matters. The agenda was approved as amended.

#### PUBLIC COMMENT

Bill Anderson spoke about having an American Flag for the community and offered to purchase a flagpole and pay for the installation. He would like to see the flagpole installed at the W. Bowles Ave and S. Union Court entrance.

The Board considered Mr. Anderson's offer and had some discussion on that matter. Director Popovich noted that he does not believe it is the look the community is looking for. Director Rohlman agreed and cited additional concerns with safety. Director O'Keefe was in favor of the offer, considering Mr. Anderson is willing to pay for the project. There was continued discussion regarding a survey and comments about the path forward for the community. Director Oglesby recommended a new survey to be conducted addressing this topic with the community. Mr. Anderson withdrew his offer.

Clint Flynn recognized Carol Swomley for her hard work throughout the years and presented her with an ornamental rock for her garden. Director Oglesby then presented Carol with a plaque on behalf of the District and the community, thanking her for time spent, her hard work and dedication to keeping the community beautiful.

Mr. Bob McKenry noted that there are missing items from the website. Ms. Dorey noted she would investigate.

### **CONSENT AGENDA**

Director O'Keefe moved to approve the Consent Agenda. Upon second by Director Robitaille, a vote was taken, and the motion carried unanimously.

### **MANAGER'S ITEMS**

- a. Annual Administrative Resolution: Ms. Dorey presented the 2025 Annual Administrative Resolution for Board consideration. Director Rohlman moved to approve the Administrative Resolution as presented. Upon second by Director O'Keefe, a vote was taken, and the motion carried unanimously.
- b. Election Resolution: Ms. Dorey presented an Election Resolution, Calling for an Election May 6, 2025. The resolution names the District's Designated Election Official and how the election will be held if not cancelled. Director O'Keefe moved to approve the resolution as presented. Upon second by Director Robitaille, a vote was taken, and the motion carried unanimously.
- c. Underdrain Cleaning and Inspection Proposals: Ms. Dorey presented two proposals to video and inspect the underdrain system; she highlighted content for each. After discussion, Director O'Keefe moved to approve the Hydro Physics proposal in the amount of \$14,200 with a \$3,500 deposit for a hydrant meter. Upon second by Director Robitaille, a vote was taken, and the motion carried by majority. Director Popovich abstained.
- d. Pool Heater: Ms. Dorey presented a proposal from Ron and Sons. It was noted that the current heater has a lifespan of about 8 years, and it was installed in 2016. After some discussion, Director O'Keefe moved to approve the proposal to replace the pool heater for \$54,050. Upon second by Director Rohlman, a vote was taken, and the motion carried unanimously.
- e. Pool Filter Replacement: Ms. Dorey reported that Ron and Sons, who currently provide maintenance services to the community pool, has recommended that the filters be replaced. It's been noted there is a leak somewhere within the filter system and the sand contents of the filters should be replaced regularly. Ron and Sons proposed to replace the filters and replace the internal media for \$9,000. Director O'Keefe moved to approve the installation of new filters and replacement of media for a not to exceed of \$9,000. Upon second by Director Rohlman, a vote was taken, and the motion carried unanimously.
- f. Reserve Study: Ms. Dorey provided an overview of two proposals to prepare a reserve study report for the District. Director O'Keefe spoke about planning for the future of the District and how a reserve study would assist the Board and the community with the information needed to make proper projections. Director O'Keefe moved to approve the Global Solutions proposal to prepare a reserve study. Upon second by Director Popovich, a vote was taken, and the motion carried unanimously.

## FINANCIAL MATTERS

- a. Review of Financial Statements: Ms. Dorey presented the District financial statements for the period ending November 30, 2024.
- b. Consider Adoption of the Resolution to Approve the 2025 Budget: Ms. Dorey noted that the public budget hearing was held at the last District Board meeting on October 29, 2024. It was noted to make adjustments to include a line item for the pool heater replacement and the underdrain system inspection. After review, Director O'Keefe moved to adopt the 2025 Budget Resolution, appropriating expenditures, and certifying the District mill levy at 57.540 mills. Upon second by Director Rohlman, a vote was taken, and motion was carried unanimously.

## DIRECTOR'S ITEMS

- a. Review of JVA Drainage Assessment: Ms. Dorey and Director Robitaille provided an overview of the drainage report. JVA found there to be no concern that the clubhouse runoff is causing any draining issues for the Condos. JVA recommended continued maintenance of drains to help maintain proper drainage and flow. After discussion, the Board determined that an inspection and cleaning of the underdrain system is the next step forward.
- b. Discussion of Maintenance of Detention Ponds: Director Robitaille provided information about the detention ponds location to the north of condo buildings 11962 and 11952. There was some discussion regarding ownership and responsibility for these detention ponds. She noted that she reached Jefferson County to ask for clarification regarding notes on the plat maps. Jefferson County interpreted the note to say that the Metropolitan District is responsible for the detention ponds. CRS will reach out to Mile High Flood and Urban Drainage to investigate if they have assumed or are able to assume maintenance responsibilities for the ponds.
- c. Discussion on Retaining Walls: Director Robitaille provided a report on retaining wall issues. Where snow is being plowed, there are several capstones being displaced. It was recommended that the District create a maintenance plan for retaining walls.

## HOA REPORTS

- a. Patio Homes: They have engaged an attorney to make their BOI filings. They are also working on updating their governing documents. A discussion was held regarding parking enforcement as it relates to garage usage.
- b. Townhomes: No Report.
- c. Condos: The Condos are continuing work with an engineer for drainage issues. Once reports are received, additional steps will be taken. Minor fixes are being implemented to aid in long-term issues. There are not foundation issues but rather drainage issues which are being addressed. In 2024, 21 sump pumps were inspected and 9 were replaced. The remaining 27 sump pump inspections are scheduled for May and June 2025.

## COMMITTEE REPORTS

- a. Communications: The website looks good. Ms. Dorey will investigate Mr. Bob McKenry's concerns.
- b. Landscaping: Carol Swomley noted she was pleased to see an increase in the 2025 landscaping budget. For the year 2024, just under \$10,000 was spent on grounds and \$5,000 on arbor care, leaving \$360 remaining. She also mentioned that colors have been selected for spring planting.
- c. Streets: Director Oglesby reported there will be a walk with concrete and asphalt contractor to address upcoming work in early 2025.

- d. Clubhouse: Everything is going well, with about 2 rentals a month. A New Years party will be held between 6:00pm and 10:30pm on New Years Eve with live music and residents are asked to bring an appetizer and beverage.
- e. Financial: Nothing additional to report.
- f. Monuments: No report.
- g. Snow: The community noted that Ms. Dorey has done a great job with communication. Additionally, there are far too many snow stakes placed currently. Ms. Dorey will discuss this with the contractor.
- h. Pool: Nothing additional to report.

**OTHER BUSINESS**

No other business.

**ADJOURNMENT**

Director Oglesby moved to adjourn the meeting at 8:33 p.m. Upon second by Director Popovich, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

*Ashly Dorey*

---

Secretary for the Meeting