

## RECORD OF PROCEEDING

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

#### DANCING WILLOWS METROPOLITAN DISTRICT

HELD THURSDAY, MARCH 13, 2025, 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  
Clinton Popovich, Secretary  
Linda Rohlman, Director

Absent was Treasurer, Patrick O'Keefe, whose absence was excused.

#### Other participants identified in attendance:

Ashly Dorey & Marcos Pacheco, CRS of Colorado  
Bob Raguso  
Bill & Kay Anderson  
Carol & Clint Flynn  
Marcia Garcia  
Fayre Rusczyk  
Bill Clore  
Kenneth Kaul  
Hallie Holland  
Carol Swomley  
Bob McKenry  
Linda Riese  
Barb Danford  
Tom Backe  
Jocelyn Shaughnessy  
Gloria Steinmetz  
Linda Stearns  
Linda Davis  
Bill DiGuseppi

#### 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**

The agenda was approved as presented.

## **PUBLIC COMMENT**

Carol Swomley announced the Metro Community Day on Saturday, May 10<sup>th</sup>. Volunteers will meet near the hill by the clubhouse patio. Lunch will be provided for volunteers. She asked for suggestions for community wide projects to include on the agenda. She also stated that she had noticed the light in the median on S. Union is no longer working, and asked if the Board would consider solar walkway lights. Additionally, near the hot tub, a couple of the flagstones have deteriorated, and others have shifted.

Linda Davis asked questions regarding the amended rules and regulations. She asked for clarification on parking and use of garages, and if residents of the condos with more than one vehicle can utilize street parking. Director Oglesby confirmed that residents are welcome to park their second vehicle in the common parking areas. She asked for clarification regarding 'designated representatives', and who those individuals are. Director Oglesby provided clarification that this reference includes any Board member or a clubhouse rental volunteer. She asked about renters needing to sign a consent form, and Director Oglesby replied that it is the responsibility of the property owner to provide the necessary information to their renters. There was discussion regarding the use of garages and the ability of the District or HOAs to enforce this particular regulation. It was noted that the District cannot enforce how residents use their garage. Lastly, Linda asked about sponsorship of events and vendors. Director Oglesby answered that small signage is allowed and the Board sees no issue with the sponsorship of a vendor.

## **CONSENT AGENDA**

Director Robitaille asked about the Condo HOA report from the December 12, 2024 minutes. She noticed a typo that should be corrected. Director Rohlman asked for some clarification regarding the fence repair by the snow contractor. Ms. Dorey provided comment about how the fence was damaged and the contractor offered to help with the repair. Ms. Dorey also noted that the Board obtained an additional proposal from Pool & Spa Medics to replace the pool filters and heater after the December meeting. The proposal was for a different style heater with a substantially lower cost. The Board will ratify the decision to proceed with Pool & Spa Medics for the pool filter and heater replacement. Director Robitaille moved to approve the Consent Agenda as amended. Upon second by Director Rohlman, a vote was taken, and the motion carried unanimously.

## **MANAGER'S ITEMS**

- a. Election Process: Ms. Dorey reported on the status of the May 6, 2025, election. Since the District had no more candidates than open positions, they'll proceed to cancel the election for 2025.
- b. Posting of Meeting Minutes: Director Oglesby reported that there was a request to post a draft of the meeting minutes to the website before the following meeting in which they are approved. Ms. Dorey read the request from the resident. The Board determined that within 2-3 weeks after the meeting, they will review a draft of the minutes and post them with a draft watermark to the website, specifically noting that they are a draft and not approved until the next meeting.
- c. Underdrain Cleaning and Inspection: Ms. Dorey reported on the inspection of the underdrain system and provided an overview of the major findings by Hydro Physics. They were only able to inspect about 20% of the lines but plan to come back out in late spring to continue the process.
- d. Pool Maintenance: Ms. Dorey reported on the two proposals received for the 2025 pool season. Ron and Sons is offering the same rate as last year. The second proposal was from Pool & Spa Medics. After some discussion, Director Rohlman moved to approve the proposal from Ron and Sons for pool maintenance for 2025. Upon second from 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 February 28, 2025. After review, Director Robitaille moved to accept the financial statements. Upon second by Director Popovich, a vote was taken, and the motion carried unanimously.

## DIRECTOR'S ITEMS

- a. Community Flagpole: Following the December 12, 2024 meeting, there was some discussion from community members regarding Bill Anderson's offer to pay for a community flagpole and a possible new survey of the community. Director Oglesby was not prepared to take a vote or have further discussion on the matter without Director O'Keefe present. Fayre Ruszczyk gave her opinion that she does not agree with flying the American flag. The matter was tabled for the next meeting.
- b. Interior Painting of the Clubhouse: Ms. Dorey reported on the three proposals received to paint the interior of the clubhouse and outlined the specifics of each. After some discussion, Director Robitaille moved to approve the proposal from LP Painting to paint the interior of the clubhouse and to additionally approve a not to exceed of \$2,500 to clearcoat the baseboards and paint the metal exterior doors. Upon second by Director Rohlman, a vote was taken, and the motion carried unanimously.
- c. Discussion of Maintenance of Detention Ponds: Ms. Dorey reported on two proposals for the clean-up of the two detention ponds north of the condos. One proposal was provided by Keesen and the second from Nature's Workforce. Fayre Ruszczyk noted that at one point, Foothills had cut the cattails without cleaning them out and asked that the contractor hired remove what they cut down. Ms. Dorey confirmed that the proposals note the removal of cut vegetation. The two proposals varied a bit in their scope. Keesen proposed to remove much more vegetation. The Board determined they need more information before deciding to move forward. The matter was tabled and the Board asked management to provide additional information.

## HOA REPORTS

- a. Patio Homes: Bob McKenry reported they are revising governing documents. They are awaiting a draft from their attorney and they hope to be done by fall.
- b. Townhomes: No Report.
- c. Condos: Next week the HOA will be walking with the engineer and three contractors who will be providing bids on the drainage issues. A maintenance and insurance chart has been finalized. Additionally, they have been working to correct some roofing issues. A claim with the manufacturer of the original shingles that were deemed defective has been filed and they are awaiting a response.

## COMMITTEE REPORTS

- a. Communications: The website looks good. A few of the links that were broken have been repaired.
- b. Landscaping: Carol reported that 10 community members will be walking the neighborhood to determine what needs to be done. Annuals have been ordered. There was a question from a resident asking about some trees that were trimmed recently in the patio homes. Carol reported that a major pruning is completed every 5 years. Another resident reported an irrigation line that is posing a trip hazard at Taft Terrance and Taft Place, it was recommended that he reach out to the Townhomes HOA.
- c. Streets: Director Oglesby reported the Committee will be walking with the concrete and asphalt contractor to address scope of work for 2025. There were several comments about problem areas throughout the

community. Notably some chipping concrete and some seal coat issues. The committee will bring it to the attention of the contractor at the upcoming walk.

- d. Clubhouse: Director Robitaille reported that Barb is doing a great job as the reservation volunteer. She reported that the fireplace issues have been resolved, and it's working as it should. Additionally, the awning switch inside doesn't seem to be working, however the wired switch on the patio is working in the meantime. The AC system will be inspected in the spring as a part of regular maintenance.
- e. Financial: Nothing to report.
- f. Monuments & Fence: Nothing to report.
- g. Snow: Director Oglesby discussed the change in trigger depths, and how a higher trigger creates a slower response time. Ms. Dorey noted the contractor prioritizes the main streets to aid in entry for emergency vehicles and general egress. There were several comments regarding the last storm. It was suggested that when a 'path is shoveled', that the snow needs to be moved away from buildings to prevent re-freezing after it melts. Ms. Dorey discussed how some areas of concrete were scratched by tire chains, however it is only cosmetic and will fade over time and they will not use chains on that machine going forward. A resident noted that she does not agree with raising the trigger depths. Another noted on South Taft Terrace, an electrical box was pushed off its base, and he notified Xcel to replace the box. He mentioned that Xcel may charge the District for the visit.
- h. Pool: A new heater and filters have been installed. Ron and Sons will be performing maintenance for the 2025 season.

#### **OTHER BUSINESS**

No other business.

#### **ADJOURNMENT**

Director Oglesby adjourned the meeting at 8:22 p.m.

Respectfully submitted,

*Ashly Dorey*

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Secretary for the Meeting