

## RECORD OF PROCEEDING

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

#### DANCING WILLOWS METROPOLITAN DISTRICT

HELD THURSDAY, JUNE 12, 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:

Susan Robitaille, Vice President  
Patrick O'Keefe, Treasurer  
Linda Rohlman, Director  
Don Walker, Director

#### Other participants identified in attendance:

Marcos Pacheco & Michael Schenfeld; CRS of Colorado  
Christine McLeod; Haynie & Company  
Bill & Kay Anderson  
Carol & Clint Flynn  
Marcia Garcia  
Fayre Ruszczuk  
Carol Swomley  
Bob McKenry  
Jocelyn Shaughnessy  
Gloria Steinmetz  
Barb Danford  
Larry & Linda Stearns  
Kemmett Lewis  
Richard Molenaar  
LaRayne Welsman  
Gloria Kennedy  
Terri Holland  
Betty Wells  
Bruce Swanson  
Doug Cox  
Paul Houston  
Debbie Patterson  
David Peterson  
Kay Jackson  
Jan Walker  
Mary Coyle

## **CALL TO ORDER**

A quorum of the Board was present, and the meeting was called to order at 6:31 p.m.

## **CONFLICTS OF INTEREST**

There were none.

## **APPROVE AGENDA**

The agenda was approved as presented.

## **PUBLIC COMMENT**

Carol Swomley brought up concerns regarding residents seeing aphids on shrubs and trees. She would like the HOAs to be informed and an evaluation completed to identify the scope of the issue.

Larry Stearns announced that he has finished his Pictures of Owls book and it is available for purchase.

Bob McKenry addressed the District Service Plan and would like the responsibilities of each the District and the HOAs to be clearly defined. The possibility of amending the Service Plan to accommodate this was brought up. He noted the patio homes HOA documents are currently being updated.

## **CONSENT AGENDA**

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

## **MANAGER'S ITEMS**

- a. Election of Officers: The Board tabled this item as they currently have a vacancy on the Board. Fayre Ruszczyk addressed the Board and noted her interest in serving on the Board. Director O'Keefe moved to appoint Fayre Ruszczyk to fill the current vacancy. Upon second by Director Robitaille, a vote was taken, and the motion carried unanimously.

## **FINANCIAL MATTERS**

- a. Review 2024 Audit: Christine McLeod of Haynie & Company provided an overview of the 2024 Audit and answered questions from the Board. Director Rohlman requested a reclassification of the audit to separate CRS Audit Management work from Auditor work done by Haynie & Company. She's requested that the CRS work for the District audit is placed either in the Management or Special Projects allocation. Director O'Keefe moved to accept the 2024 audit pending the requested reclassification. Upon second by Director Rohlman, a vote was taken, and the motion carried unanimously.
- b. Review of Financial Statements: Mr. Pacheco presented the District financial statements for the period ending May 31, 2025. Director O'Keefe acknowledged the savings on the pool heater by Ms. Dorey. After discussion, Director O'Keefe moved to accept the financial statements. Upon second by Director Rohlman, a vote was taken, and the motion carried unanimously.

## **DIRECTOR'S ITEMS**

- a. Community Flagpole: Mr. Pacheco presented the results of the survey, which had asked the community if they supported the American Flag being installed on District property. The vote was not in favor. The Board will review the results in further detail and discuss the installation proposal at a later date.
- b. Discussion of Maintenance of Detention Ponds: Director Robitaille provided a detailed report on what is needed along with quotes from Keesen and Nature's Workforce. The Board discussed the tree stump removal. Director

Robitaille moved to proceed with Keesen, understanding that there will need to be options provided for tree stump removal. Upon second by Director O'Keefe, a vote was taken, and the motion carried unanimously.

- c. FUN Squad: Director Robitaille presented the history of the FUN Squad, including the formation, outlining different events that can and have been held at the clubhouse, and noted that sponsorship is key. Richard Molenaar and Debbie Patterson provided comments in contradiction of the decision to deny a sponsored event for a bible study. Director O'Keefe advised the legal reasoning why the Metro District cannot sponsor an event that is religious or political. Ms. Patterson expressed that District residents should have free speech within the clubhouse. There was a strong discussion and a recommendation to change the rules and regulations to remove the term sponsorship. Mr. Pacheco noted that no changes can be made until the District's attorney can review the suggestions and provide a clear path for the District.
- d. Underdrain Inspection: Director Robitaille provided an update on the underdrain project. There will be repairs needed prior to scoping all areas, and we are currently working on getting bids to perform this work. Director Walker provided some history and added that some pipes are broken, with some being 23 feet underground. There are also several breaks in the system near the cleanouts. More information will follow once the quotes are provided to the Board for consideration.

#### **HOA REPORTS**

- a. Patio Homes: Bob McKenry provided an update regarding the revision of governing documents. Drafts will be sent to owners soon after clarification is received from the District in terms of what responsibility each entity has.
- b. Townhomes: No Report.
- c. Condos: The insurance chart has been updated and sent to owners. HOA documents are unable to be updated this year due budgetary concerns, however they will look to complete this project in the near future. They have also been working on drainage issues that have been reported in the past. Phase 1 of the drainage issue was to revise the drainage. The French drains and several pipes have crushed and failed. In the two buildings where drainage repairs were made, the owners were asked to repair the cracked drywall, and we will evaluate if the repairs were successful. Two buildings are being painted, and the damaged roofs have been replaced due to the shingles being deemed faulty. It is unclear at this time if the manufacturer will cover the cost. The fire suppression system piping is also leaking, with costs of \$5,000 to replace panels and \$4,000 to repair a leak.

#### **COMMITTEE REPORTS**

- a. Communications: Director Robitaille noted that everyone should join the email list.
- b. Landscaping: The annual plants have arrived and the landscaping is in good condition as of now. The community thanked Carol Swomley for her continued efforts in making the District a beautiful place to live.
- c. Streets: The contracts to address the concrete and asphalt repairs have been signed and work is ready to be scheduled. More information will be made available on the District website once the schedules are finalized.
- d. Clubhouse: Director Robitaille reported that the painting has been completed in the clubhouse. The awning is in need of repairs, including the inside panel and wind sensor. We will contact the vendor to make those repairs. The clubhouse is also scheduled to be re-keyed in order to maintain security of the building when not in use.

- e. Financial: Nothing to report.
- f. Monuments & Fence: The painter will inspect the bubbling of paint on the entry monument at Taft.
- g. Snow: The District will be obtaining several bids for snow removal in the 2025/2026 season.
- h. Pool: Director O’Keefe reported that most of the components of the pool are working properly. The electrician is working on issues with the lighting. He requested that if anyone sees any violations to report them to the Board as soon as possible.

**OTHER BUSINESS**

No other business.

**ADJOURNMENT**

Director O’Keefe adjourned the meeting at 8:15 p.m.

Respectfully submitted,

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Secretary for the Meeting