

# RECORD OF PROCEEDINGS

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**MINUTES OF A SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF  
DANCING WILLOWS METROPOLITAN DISTRICT  
HELD  
THURSDAY, JUNE 27, 2019**

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on June 27, 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; District Managers  
Jo Wessels  
Sandra K Holden  
Bill Bristol  
Susan and Greg Root  
Bob Raguso  
Bob McCrick  
S. Goldson  
Nora Ruppert  
Alan Robinson  
Carol Swomley  
Jim Ranneger  
Carolyn Endecott  
Bob Carson  
LaRayne Welman  
Gloria Steinmetz  
Debbie Patterson  
Richard Molenaar  
Linda Stearns  
Jayme Abeyta  
Linda Rohlman  
Ron Petroff  
Wayne Ruszzel

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Terri Holland  
John Lowry

## CALL TO ORDER DISCLOSURE OF CONFLICTS OF INTEREST

The meeting was called to order by Director Thomas at 6:30 p.m. There were no potential conflicts of interest that were disclosed.

## AGENDA APPROVAL

Added update on curb and gutter repairs as 3A to agenda. Director Jennings moved to approve the agenda as amended. Upon a second by Director Carson, vote was taken and the motion carried unanimously.

## INITIAL PUBLIC COMMENT

Jo Wessels presented information on National Night Out for August 6. The theme will be patriotism, honoring active and former military and first responders. Program will be in the club house from 6 to 8 p.m. Information will be provided in the next DW United.

Wayne requested clarification on the garage access proposal. Recalls legal opinion was to be no action taken. Acknowledges there are problems with the streets, but in his opinion the current method is not working and is frustrated with the results and continuing issues. Director Thomas responded by explaining the process and noted by using the current process prevents future cracking. Research into other option showed cost to be four times more than the current method.

## DIRCTOR'S ITEMS

Added Item: Curb and Gutter Repairs – Director Jennings marked on the District map all locations with broken concrete and took photo for documentation. Director Jennings has spoken with contractor and alternative methods have been suggested to reduce cost. Director Jennings is requesting contractor to be on site to provide a bid for consideration for the 2020 budget. Possible solution would be removing the broken section and re-pouring, no patching. Greg Root asked if the HOA's could have the work performed under the same contract and then with a signed agreement, reimburses the Metro District?

Gutter Contractor Selection with Reduced Scope – Director Wessels presented a brief history of the board directed gutter project starting with events from the summer of 2018 thru the June 13, 2019 board meeting following a question from the audience. Director Wessels reported back to the board that Legacy Concrete was willing to perform a limited scope initial phase subject focused on a subset of condominium and patio homes for a reduce price proposed at \$56,000. An implementation plan covering the approximately 2 weeks of work was presented and discussed. Maps of the proposed affected 37 condominium and 23 patio home owners were presented. The focus of the selection of condominium and patio homes was to limit the impact

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on the home owners. Town homes were to be addressed in a subsequent 2nd phase.

Audience questions and comments:

- Recommended to change verbiage to allow residents to perform the repairs/fixes with their own funds
- Requested to see the \$150K returned in the form of a mill levy decrease
- Residents should not be identified by the vehicle they own
- It will be less expensive to the District; the average is \$575 per single car driveway. Individually would be substantially more cost.
- Also noted are the liabilities and that the money could be better utilized for other District issues. If one driveway is replaced, the whole alleyways need to be replaced to address drainage.
- Noted both the Condos and Townhomes HOA are in financial stress and suggested reducing the mill levy.

Director Wessels motioned for the Board to approve Legacy Concrete proposal for \$56,000, seconded by Director Lee Jennings. Director Carson, Faiks and Thomas motion not to approve. Motion did not pass.

Deletion of Resolution – Curbs and Gutters – Discussion to rescind and recommend that Bridgits be removed as a recommended fix and the change in verbiage stating that it is the expense of the homeowners. Director Thomas motioned to rescind the resolution, seconded by Director Faiks, vote was taken and motion carried unanimously.

Director Thomas motioned to adopt new proposed resolution and keeping the verbiage, second by Director Carson. Director Faiks votes to approve, Directors Jennings and Wessels, voted no. The motion carried by a majority vote.

Director Thomas discussed that each homeowner will needs to sign an agreement and a release of liability be removed from the agreement. After work is completed and approved, District will maintain liability

Director Faiks moved to approve changes to agreement as stated, seconded by Director Thomas, Director Carson and Director Jennings. Director Wessels, votes no. The motion carried by a majority vote.

Snow Removal – Director Jennings received a bid from Keesen Landscaping that would allow a “per push” removal for the entire community. In addition, Keesen will provide a per season rate, a hand out was provided. Director Carson questioned who pays the bill recommended that there be participation from all HOA boards. The bid

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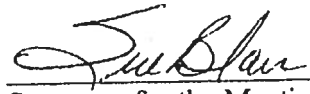
will be amended to include all HOA's in Dancing Willows. Director Jennings moved that the Board accept Keesen's bid to provide snow removal for the entire Dancing Willows District with the expectation that all HOA Boards are involved throughout the season. Upon second by Director Wessels, vote was taken. Directors Faiks and Carson voted no. The motion carried by a majority vote.

Mill Levy – Director Thomas requested the Board consider a mill levy reduction. Suggested to make note of the property tax amount and for a work session after the preliminary AV, possibly scheduling special meeting in August.

### ADJOURNMENT

There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 8:46 p.m.

Respectfully submitted,

  
Secretary for the Meeting