

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD THURSDAY, JUNE 11, 2020

A telephonic/digital regular meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on June 11, 2020, at 6:30 PM

ATTENDANCE            The regular 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:

Robert Faiks, Vice President  
Lee Jennings, Secretary  
Bob Wessels, Director  
Doug Cox, Director  
Ron Petroff, Director

Other participants identified in attendance:

Marcos Pacheco and Sue Blair, CRS of Colorado  
Linda Davis  
Lori Gray  
Jo Wessels  
Sandy Guidry  
Bill and Karen Kaseman  
Barb Dryer  
Bim Gupta  
Bob Carson  
Bob Daley  
Carol Flynn  
Chuck Danford  
Deborah Ayres  
Gloria Stenimetz  
Elsie Bought  
Jan Walker  
Kathie  
Kathy & Paul  
Kay Jackson  
Knick  
LaRayne Wilman  
Linda Rohlman  
Linda Pocsik  
Linda S Sterns  
Lori G. Galyk

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M Mary Coyle  
Michael Nadrich  
Micke (Mike) Tycksen  
Nancy Carson  
Nora Ruppert  
Patrick  
R Roger Frank  
Thomas  
William Bristol  
Nora Rupert  
Sandy Guidry

## CALL TO ORDER DISCLOSURE OF CONFLICTS OF INTEREST

The meeting was called to order by Director Faiks at 6:42 PM. There were no potential conflicts of interest that were disclosed.

## AGENDA APPROVAL

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

## RESULTS OF ELECTION

Confirm Oaths of Office for New Directors: Ms. Blair reported the that election had a good turnout. The Oaths of Offices have been taken and properly filed with the Court and State. The Board welcomed the new directors and thanked Bobby Thomas and Nancy Carson.

Election of Officers: The following officer roles were proposed:

Robert Faiks, President  
Doug Cox, Vice-President  
Ron Petroff, Secretary  
Bob Wessels, Treasurer  
Lee Jennings, Director

Director Jennings moved that the Board approve the Election of Officers as presented. Upon second by Director Wessels, vote was taken, and motion carried unanimously.

## PUBLIC COMMENT

Director Wessels noted that he has e-mails from residents to address:

First email – George Ford at 5836 S Vivian Way – needs driveway flattened because he cannot get in or out of the garage without a lot of adjustments. He is not the only resident with this issue.

Second email – Sara Lynn at 5824 S Vivian St – Concrete maintenance, the gutter in front of her townhome is sinking. It has been inspected several times by the Board. There has been damage to her vehicle because of this. This is a building defect.

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## HOA REPORTS

Condos – No report

Townhomes – Bob Carson reported the Town Homes are doing the normal maintenance of the facilities.

Patio Homes – No report

## DIRECTORS' ITEMS

### **Committee Assignments:**

Pool Committee – Robert Faiks, Doug Cox, Kay Jackson, Nora Ruppert, Bob Carson and Lori Galyk

Communications Committee – Bob Wessels, Lee Jennings, Lori Gray, Jo Wessels and Linda Davis

Finance Committee – Bob Wessels, Ron Petroff, Patrick O'Keefe and Bill Bristol

Monuments Committee – Lee Jennings and Robert Faiks

Landscape Committee – Lee Jennings, Ron Petroff and Carol Swomley

Clubhouse Committee – Doug Cox, Nancy Carson, Hallie Holland and LaRayne Wilman

Streets/Sidewalks Committee – Lee Jennings, Ron Petroff and Mike Tycksen

Snow Contract/Removal Committee – Doug Cox and Robert Faiks. Each HOA will assign a representative to be on this committee. Committee will need to obtain a contract for this season.

Management Contract Review Committee – Robert Faiks, Bob Wessels, and Jim Gupta

Discussion Concerning Opening Pool/Clubhouse in Time of COVID-19 Restrictions:

Director Faiks reported on the survey that was sent out in an attempt to gather community opinion on how to move forward with the pool opening. Roughly 130 homeowners completed the survey. Director Faiks reviewed the results of the survey with the Board. Director Faiks continued to recommend his plans for the pool, but also brought up concerns about the costs associated with complying with restrictions. It was suggested that the District hire someone to be a pool monitor and be responsible for sanitation. Director Faiks would also like to look into having an on-line platform to make reservations for use of the pool. Director Faiks noted that without staff, the District could not be

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compliant with the State health requirements. Director Faiks suggested that no furniture be placed outside this year, residents can bring their own and must not leave it. No food will be allowed and there will be other restrictions implemented, with a max occupancy of 30.

Director Faiks moved to open the pool once the details were worked out and a monitor was in place, securing the ability to maintain compliance with the State health regulations. The motion would also authorize the Pool Committee to make decisions related to the pool opening. Upon second by Director Wessels, vote taken, and motion carried unanimously.

There was continued discussion regarding the Clubhouse and a large wedding event reserved for 45 guests inside the clubhouse. The ceremony will take place on the outside deck.

The Board agreed to allow the wedding to take place and then leave the clubhouse unoccupied for one week before it is cleaned and sanitized.

The Board allowed time for questions from the community.

Repair/Paint Monuments (Taft Street and Union Ave): Director Jennings reported on the failing monuments and how some need to be repainted. Director Jennings and Director Faiks will research contractors for the painting project

Road Improvement/Concrete Repair: Director Jennings reported on the successful completion of the concrete work. Director Jennings then presented a new bid for \$77,740. Director Jennings referred to the Brown Brothers map and explained the areas of concern to be addressed in this contract. The next contract should include the alley with failing asphalt and issues with concrete throughout the District. Director Petroff asked questions related to this specific bid. Director Jennings moved to approve the Brown Brothers bid in the amount of \$77,740. Upon second by Director Wessels, vote was taken, and the motion carried by majority vote. Directors Faiks and Petroff both voted no.

## MANAGERS' ITEMS

Ratification and Approval of Claims – The Board ratified the claims represented by check nos. 2567-2583, totaling \$105,213.97 and reviewed the current claims presented for approval, check nos. 2584-2598, totaling \$10,623.27. Director Jennings moved that the Board ratify and approve the payment of claims as presented. Upon second by Director Petroff, vote was taken, and motion carried unanimously.

Financial Statements – Ms. Blair reported the financial statements.

Audit – Ms. Blair reported on the 2019 audit. Director Jennings moved

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that the Board accept the 2019 Audit as presented, pending final review. Upon second by Director Cox, vote was taken, and motion carried unanimously.

Amended 2019 Budget – Ms. Blair reported that the proper publication had been made to allow the Board to conduct the public hearing to amend the 2019 Budget. Director Faiks opened the public hearing at 8:47 p.m. and with there being no public comment, the public hearing was closed at 8:48 p.m. Director Petroff moved that the Board approve the 2019 Amended Budget as presented. Upon second by Director Wessels, vote was taken, and motion carried unanimously.

## COMMITTEE REPORTS

Landscape – Director Jennings spoke for Carol Swomley as she was unable to join the meeting. The committee has replaced 150 annuals, 28 perennials, 10 shrubs. 1 black hills spruce for the Taft monument, has been purchased not installed. Fertilizer has also been applied. The next project the committee is working on will be to check on trees; Director Jennings and Ms. Swomley will walk the property to identify struggling trees. Out of the \$8k budget, \$2,547 has been spent, leaving \$5,453 for potential tree work.

Fence Monument – Director Wessels noted there has been communication from the condos related to the monuments that the condo HOA owns. Condo HOA is asking if the Metro District would consider taking them over. After discussion the Board asked CRS to draft an agreement. Director Faiks voiced his disagreement due to more taxpayer dollars being needed to maintain these monuments. There was an e-mail from Hallie Holland advocating for the Metro District to take these over since the District has more resources for maintaining the monuments. It will produce more uniformity and consistency. Director Jennings moved that the Dancing Willows Metropolitan District take over the monuments currently owned and maintained by the Condo HOA. As part of this motion, CRS would also look into an agreement to make this happen. Upon second by Director Wessels, vote was taken, and the motion carried by majority vote. Director Faiks abstained from the vote.

Pool – No further discussion

Street – No further discussion

Clubhouse – No further discussion

Communications – Director Wessels thanked Jo Wessels and Nora Rupert for their hard work with Dancing Willows United. Regarding the zoom meetings, Ms. Wessels spoke that she feels the ongoing chats

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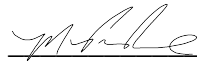
are distracting and disrespectful and would like the Board to consider potentially removing that chat feature.

Finance – No further discussion

NEXT MEETING Thursday, September 10, 2020 at 6:30 PM

ADJOURNMENT There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 9:16 PM.

Respectfully submitted,



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Secretary for the Meeting