

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD THURSDAY, JUNE 10, 2021

A Regular meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on June 10, 2021, at 6:30 PM at Dancing Willows Club House 11893 W. Long Circle, Littleton CO 80127.

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

Other participants identified in attendance:

Marcos Pacheco, CRS of Colorado
Christine McLeod, Haynie and Company
Marcia Garcia
Greg and Susan Root
Richard Sears, Jr.
Linda Stearns
Carol Swomley
Ken Kaul
Fayre Ruszczyk
Linda Rohlman
Patrick O'Keefe

CALL TO ORDER DISCLOSURE OF CONFLICTS OF INTEREST

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

AGENDA APPROVAL

Director Jennings moved that the Board amend the agenda to add discussion on the hot tub. Upon second by Director Petroff vote was taken, and motion carried unanimously.

MINUTES

The Board reviewed the minutes of the March 11, 2021, meeting. Director Jennings moved to approve the minutes as presented. Upon second by Director Petroff, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

Fayre Ruszczyk – Shared with board that she is pleased with Brown Brothers and their professionalism with the latest road work. She also asked if the County would consider maintaining the Roads. Director Jennings said this has been researched in the past, but all indications were that the roads could not be maintained by the

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County. Fayre requested permission to pursue this topic with the County in an effort to gain a better understanding. The Board agreed to allow this and Director Petroff indicated that he would be willing to help in any way possible.

FINANCIAL

2020 Audit: Ms. Christine McLeod, with Haynie & Co., presented the draft 2020 Audit. Director Wessels requested an explanation from CRS and Hanie and Co why the clubhouse is carried in the notes for capital assets table at \$7,930. After discussion, Director Wessels moved that the Board approve the 2020 Audit, pending final legal and auditor review. Upon second by Director Petroff, vote was taken, and motion carried unanimously.

Approval of Claims: The Board reviewed the claims to be ratified represented by check nos. 2699 - 2725. Noted check nos. 2726-2730 were voided. Director Jennings moved that the Board ratify the claims as presented. Upon second by Director Petroff vote was taken, and motion carried unanimously.

The Board reviewed the current claims for approval represented by check nos. 2731 - 2743 with the auto-payments of Century Link, Comcast, and Excel Energy. Director Petroff moved that the Board approve the current claims as presented. Upon second by Director Cox, vote was taken, and motion carried unanimously.

Financial Statements and Cash Position: Mr. Pacheco reviewed the financial statements and cash position with the Board. The Board requested a breakdown for all Keesen landscaping invoices. Future snow removal invoices be sent to Directors Jennings and Petroff prior to payment. Director Wessels then moved that the Board accept the financial statements and cash position as presented. Upon second by Director Petroff, vote was taken, and motion carried.

HOA REPORTS

Patio Homes – Susan Root stated there is a community day on Saturday, with nothing further to report.

Townhomes – No Report.

Condos – No Report.

MANAGER'S REPORT

Hot Tub Repair: Director Faiks reported that there is a large leak coming from the sand filter and the hot tub is currently shut down. The parts needed for repair are in stock. The cost to replace the sand filter including sand is \$2,600 while the cost to repair is \$800 plus sand. Sand could be about \$150. Because of the age of the filter, it has been recommended that a new filter be installed. Perfect Pools has provided a quote but, the Board is awaiting additional quotes from other companies. Director Faiks requested the Board to approve an amount up to \$3500 to replace the filter elements. Director Jennings moved to approve an amount, not-

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to-exceed \$3,500, for repairs to the hot tub. Upon second by Director Cox, vote was taken, and motion carried unanimously.

SDA Conference: Mr. Pacheco reported that the SDA conference will resume in-person on September 14 – 16, 2021. The Board requested that CRS look into a scholarship for Directors Cox and Petroff.

COMMITTEE REPORTS

Communications: Director Wessels reported 266 of 299 homes are now part of DW United. Some people are reached via snail-mail. In July, Linda and Jo will put out a newsletter. It will come out a few days after July 4th. Ron recommended that we send the July newsletter out on July 1st or 2nd since there will be seal coating performed on July 6th. Linda noted that she could send a separate email with only information about the seal coating.

Landscape: Carol Swomley reported that the community day had 49 volunteers. They have planted 11 bushes, 21 perennials, and 6 trees. There was another tree removed today that had died. It will need to be replaced. Fencing was purchased today to cover foliage. She asked for help installing the fencing. At the last committee meeting, it was voted to reimburse Marcia Garcia for expenses related to monument maintenance. She presented a receipt and asked that Marcia be reimbursed asap. Director Faiks said it was not necessary to get Board approval for the reimbursement. The committee chair or Board member only need to make the request of CRS.

Streets: Director Jennings reported and asked that everyone help their neighbors during the upcoming phase of work. He presented the map that has been circulated to the community and noted that there will always be access to either Bowles or Simms, regardless of the work being performed. Emergency vehicles will also always have access. Ron then added – there were some inconsistencies due to the flyers that were promised to be placed on doors. During the next phase, there will likely be an entirely electronic communication. This will be the same as the seal coating. Ron did apologize to the community for the miscommunication.

Clubhouse: Director Cox reported the clubhouse has been cleaned a few months back. It will need an additional cleaning soon. Nancy Carson continues to track the usage. Maintenance for the AC units is coming up soon. Director Jennings noted that the water heaters need to be inspected and likely replaced in the very near future.

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Financial: Director Wessels reported that the Committee has been meeting regularly. The budget process will begin in July-August. There will be a survey of the community that asks how the money should be budgeted for 2022.

Monument: Nothing to report at this time.

Snow: It was suggested that community input be taken at the September meeting. At that time, the process can be restated. Director Jennings did note that the residents on the West end have typically had their snow removed in the middle of the night. They will continue to work on this process.

Pool: Director Faiks reported that the pool is back to 2019 methodology. Locks are rekeyed and 230 keys have been distributed.

Other Committee Matters: Director Faiks reviewed a handout that was provided, indicating the need to review rules and procedures to insure they are up to date and complete and to develop written procedures, maintenance procedures or logs.

OTHER ITEMS

There were none.

DIRECTOR'S ITEMS

There were none.

ADJOURNMENT

Director Cox moved that the meeting be adjourned at 7:45 p.m., upon second by Director Jennings, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

Secretary for the Meeting