

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD THURSDAY, SEPTEMBER 9, 2021

A Regular meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on September 9, 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
Bill Anderson
Carol Swomley
Marcia Garcia
Linda Stearns
Linda Rohlman

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 approve the agenda. Upon second by Director Petroff vote was taken, and motion carried unanimously.

MINUTES

The Board reviewed the minutes of the June 10, 2021, meeting. The Board discussed the snow removal and the process to be followed as noted in the minutes. Director Wessels then noted some minor edits to the minutes. Director Wessels moved to approve the minutes as amended. Upon second by Director Jennings, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

No Public Comment.

FINANCIAL

Approval of Claims: The Board reviewed the claims to be ratified represented by check nos. 2744-2761. Director Petroff moved that the Board ratify the claims as presented. Upon second by Director Cox vote was taken, and motion carried unanimously.

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The Board then reviewed the current claims for approval represented by check nos. 2762-2772, with the auto-payments of Century Link, Comcast, and Excel Energy. Note check no. 2766 was voided. Director Jennings 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. Director Faiks then moved that the Board accept the financial statements and cash position as presented. Upon second by Director Jennings, vote was taken, and motion carried.

HOA REPORTS

Patio Homes – No Report.

Townhomes – No Report.

Condos – No Report.

MANAGER'S REPORT

Election Calendar: Mr. Pacheco reported on the upcoming Directors Election in May of 2022 and provided a draft calendar with important dates. After extensive discussion the Director Wessels noted that the Board may want to include a TABOR question on the ballot. The finance committee will evaluate the feasibility of this addition to the ballot. There will also be an added cost of TABOR notices as required by law. DW United will send out an e-blast regarding the 2022 election. The Board decided to Move the march 2022 meeting to Tuesday, March 1 to help with the election timelines.

Budget: The Board had an extensive discussion. The budget work session will take place on November 11th, with the December meeting being scheduled to adopt the budget.

COMMITTEE REPORTS

Communications: Director Wessels noted that there are 272 homes included in DW United. If anyone sees a new neighbor, please contact Jo Wessels. Linda Stearns will issue the October and November issues. In the minutes, it says we will discuss the potential for having a survey for use with the budgeting process. Director Wessels has drafted a 5-question survey but has not yet distributed it. He gave examples of questions included within the survey. The Board agreed that Director Wessels should pay the fee for one month that would allow for all questions to be included and allow for as many responses as are warranted. There was extensive discussion about how the response would represent what the community wants if there are only 100 responses. Director Faiks moved to proceed with the survey and pay Survey Monkey's fees associated with this cause. Director Wessels will draft questions that will be distributed by Mr. Pacheco to the Board for approval. Upon

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second by Director Jennings, vote was taken, and motion carried unanimously.

Landscape: Carol Swomley reported that the Landscape Committee still has about \$1,200 left in their budget. There will be Christmas decorations purchased out of that amount. The landscaping looks great. She thanked Lee Jennings and Ron Petroff for their participation in the committee. The other seven members are very active as well. They do need a contract with Keesen and would like it for 2 years again – each service year being 8 months. The HOA patio homes did a new 2-year contract. Year over year, it was only 3.2% increase. She spoke with Tim Barret yesterday. They asked to change to a Tuesday service day because it's garbage pickup day and will not interfere with mowing. It is easier to get in touch with Tim on Tuesdays as well. In addition to a two-year contract, she wants a standing work order for winter watering, if needed. The Committee is also wanting a drop of gravel across from the pool, so that homeowners can help themselves to the rock for use on their property. They'd also like irrigation money in the budget for the grassy strip on Bowles Ave. When they aerate, they puncture the line underground. It now overflows the curb and needs to be looked into. Director Jennings then added comments about a system that could work in this application. Currently we use soaker hose, but there are other options. Using spray heads poses certain issues as well. Because the irrigation system is aging, money needs to be budgeted. Director Jennings also commented on winter watering. In the past it came out of snow removal. The landscape budget should include this amount. Discussion ensued about which trees are watered. Director Jennings also commented that the fence also needs to be evaluated. Director Petroff noted that it does need to be considered but doesn't believe it to happen in 2022.

Streets: Director Jennings presented a handout that identifies alleyways in need of resurfacing. He also noted that if anyone sees damage in their alleyway and it's not slated for replacement/repair, please reach out to him. Additionally, please notify the Committee if there are any identified areas that are in need of concrete work. Director Faiks noted that he would like to see some of the handicap ramps replaced with a solid slab instead of the current situation. At mailbox 16, as noted by Carol Swomley, there is a concrete sidewalk that moves up and down with the season. The pad the mailbox sits on, does not move. This is something that could pose a safety hazard and should be evaluated.

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Clubhouse: Director Cox reported that the HVAC units were serviced in early July. There was one unit that drained inside and had damaged the filters. A company was hired to come out and had the units re-plumbed. They were then recharged and resealed. Both units are tuned and up to date. Three weeks ago, we also had the clubhouse cleaned. This was a basic clean, but included blinds and windows. There may be periodic cleanings moving forward. In talks with the Committee, there have been instances where users are not cleaning up after themselves. He would like to use DW United to remind people to help keep the clubhouse cleaned. He would also like to notify everyone to check for forgotten items at the clubhouse.

Financial: No Report.

Monument: No Report.

Snow: Director Jennings reported that we already have a contract for the upcoming year. Any other comments were welcomed. In general, Keesen does a good job but they start the snow removal at the wrong end of the district, will again contact Keesen to change their starting procedure.

Pool: Director Faiks reported he has reached out to Perfect Pools to discuss pool items and future expenses. He then posed a question to the Board about extending the pool season in upcoming years. Lastly, he noted that if there is a noticeable change in the temperature of the water, in the future, please notify him.

Other Committee Matters: No Reports

OTHER ITEMS

No Reports.

DIRECTOR'S ITEMS

Parking Regulations: Director Faiks reported that when renovations take place, dumpsters are brought in by contractors and homeowners. Because the community is aging, there will be a need for more dumpsters moving forward. In other neighborhoods, he has seen dumpsters become over filled and left for far too long. He presented the Jeffco policy and asked that the Board review and consider adopting the same policy by collecting a deposit, setting a timeline, etc. We can revisit this at the December meeting. There was then a question from the audience as to whether the Board enforces parking regulations. The answer is yes and then there was extensive discussion surrounding the topic.

Amended Pool Hours: Director Petroff noted that because it is not always convenient at 9:00 AM for those interested in an adults-only

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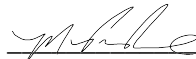
swim, he suggested a second adult swim opportunity in the morning from 6:00 – 7:00 AM. Director Petroff moved to approve the adult swim hours as discussed. Discussion then took place amongst Board members. Director Petroff rescinded his motion as more clarity on pool hours is needed. This discussion will be tabled until the December Regular meeting.

Director Wessels added his concern with holding indoor, in-person meetings as the weather cools. Currently, we are able to open all of the doors and have fresh air circulated in the clubhouse. Director Wessels does not feel comfortable holding in-person meetings during the winter months. Director Jennings noted that he recommends making it a requirement to be vaccinated or masked. There was extensive discussion surrounding meeting via zoom vs in-person. A decision will be made by the Board how to host the November work session and the December regular meeting.

ADJOURNMENT

Director Jennings moved that the meeting be adjourned at 8:34 p.m., upon second by Director Petroff, a vote was taken, and the motion carried unanimously.

Respectfully submitted,



Secretary for the Meeting