

# RECORD OF PROCEEDINGS

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**MINUTES OF A SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF  
DANCING WILLOWS METROPOLITAN DISTRICT  
HELD  
Tuesday, March 1, 2022**

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on Tuesday, March 1, 2022, at 6:30 PM

**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:

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  
Larry Stearns  
Jon & Gloria Steinmetz  
Susan Root  
Judy Jennings  
Robert McKenry  
Kirk Oglesby  
Bill Clore  
Patrick O'Keefe  
Ron Wheat  
Linda Davis

**PUBLIC COMMENT**

No public comment.

**CALL TO ORDER  
DISCLOSURE OF  
CONFLICTS OF INTEREST**

The meeting was called to order by Director Faiks at 6:34 PM. There were no potential conflicts of interest that were disclosed.

**AGENDA APPROVAL**

The Board reviewed the agenda and added roadwork proposals to Directors Items. Upon motion by Director Petroff and second by Director Faiks, vote was taken, and the motion carried unanimously.

**MINUTES**

The Board reviewed the minutes of the December 10, 2021, Meeting. The Board approved the December 10, 2021, minutes subject to the requested changes. After changes are made, the revised minutes will be distributed to the Board, prior to being posted to the website as final. Upon motion by Director Jennings and seconded by Director Cox, vote was taken, and motion carried unanimously.

# RECORD OF PROCEEDINGS

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## RECOGNITIONS

Director Faiks gave recognition to Directors Wessels and Jennings. Thanking both for their time and dedication to the District and its residents. He noted that Director Jennings' commitment to bettering the snow removal and road conditions throughout the District has been extremely successful.

Director Wessels spoke in appreciation of the volunteers and committees and asked each committee head to note the volunteers whose efforts should be recognized.

- Landscape Committee – Director Jennings applauded all the volunteers and specifically wanted to thank Carol Swomley, Gloria Steinmetz and Judy Jennings.
- Street Committee – There are no volunteers at this time.
- Monuments Committee – Director Jennings is in need of volunteers.
- Club House Committee - Director Cox recognized Linda Davis and Nancy Carson as always being on call to help. Nancy Carson also manages the reservations of the clubhouse.
- Pool Committee – Due to COVID, the pools activity has dropped and there were no volunteers.
- Communication Committee – Recognition to Linda Davis, Linda Sterns and Jo Wessels for the excellent efforts in publishing the DW United, keeping the residents informed about snow removal, and many other various newsworthy information.
- Snow Removal and Contact Committee – Director Jennings noted this is done at the HOA level.
- Financial Committee – Bill Bristol, Patrick O'Keefe and Linda Rohlman are commended for their insights and opinions.

Director Wessels motioned to recognize each volunteer with a gift of \$100.00. Upon second by Director Jennings, vote was taken, and motion carried unanimously. Director Wessels will work with CRS to distribute gifts to all recognized volunteers.

There was one additional recognition given for the painting provided by the Danford family. This is an original piece and is now on display above the fireplace in the clubhouse.

## FINANCIAL

Approval of Claims: The Board reviewed claims to be ratified represented by check nos. 2809 - 2823. Director Faiks moved to ratify the claims, upon second by Director Jennings, vote was taken, and motion carried unanimously.

# RECORD OF PROCEEDINGS

---

The Board reviewed current claims to be approved represented by check nos. 2824 - 2830 and the autopayments. Director Petroff moved to approve the 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. After discussion and verification, Director Wessels moved that the Board accept the financial statements as presented. Upon second by Director Jennings, vote was taken, and motion carried unanimously.

## HOA REPORTS

No Representatives were present.

## MANAGER'S ITEMS

Mr. Pacheco reported that the May 3, 2022 election is cancelled due to there being no more candidates than seats available. The three open seats will be filled by Susan Root, Robert Faiks and Kirk Oglesby. Oaths will be administered after May 3, 2022.

## DIRECTOR'S ITEMS

Change in Parking Regulations - Director Faiks reported the following issues could be alleviated by amending the current parking regulations. He proposed that the policy add section 3.4 "non-vehicles (including gravel and Construction materials) may not be placed on a street, right of way, or adjacent parking with prior approval of the Dancing willows Metro District representative." Additionally, he proposed adding section 3.5 "No construction dumpsters may be placed in street, alley or right-of-way except upon prior approval of a Dancing Willows Metro district Representative. Upon approval and a deposit of \$100, a dumpster may be placed in a parking space for up to 60 days provided. For complete amended parking regulation see exhibit A. After discussion Direction Faiks moved to approve the amended parking regulations, upon second by Director Jennings, vote was taken, and motion carried unanimously.

Road Work: Director Petroff reported that the upcoming road projects for 2022 have been bid by several able companies. Denver Asphalt and Concrete (DACS) has emerged as the most beneficial contractor for the District. Their bid covers all work as prescribed for 2022 along with additional work to be completed, at a lower overall cost to the District. Directors Petroff moved that the Board proceed with the bid from DACS. Upon second by Director Jennings, vote was taken and the motion carried unanimously.

## COMMITTEE REPORTS

Communication – Director Wessels noted the distribution of the newsletter has been fine-tuned and things are going well. Nothing further to report.

Landscape – Ms. Carol Swomley provided a copy of reimbursements to be paid. There are upcoming volunteer days and the annual planting day will be in place before Mother's Day. She noted that there will be a need for an additional volunteer day to distribute the

# RECORD OF PROCEEDINGS

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mulch this year.

Street – No report.

Clubhouse – Rental reservations were down this winter season. The clubhouse is on a monthly cleaning schedule and all appliances are working well. The re-keying will be tabled until Nancy Carson is available. Director Cox researched the installation of an awning for the patio and King Awning provided estimates of \$16K for a ridged awning or the \$7k for a cloth retractable. After discussion the awning was tabled to future meeting.

Finance – The committee will be meeting two more times before the new board is in place.

Monuments – Director Jennings reported that the front fence and west side fence will need maintenance and possible consideration for replacement. The HOA would like to be included in this and bringing uniformity to all fencing in similar fashion to the monuments should be discussed.

Snow Contract/Removal – Director Petroff reported currently, we don't move snow until 4". Lately, we have had some snow that wasn't quite there, but then it got worse with another storm. The current contractor is open to a T&M model for snow that is below the 4" threshold for community areas, not to each person's doorway. More information will be provided on this potential model at a future meeting.

Pool – Director Faiks noted that because Memorial Day is late this year, he would like to consider opening the pool early if the weather and pool contractor allows. The Board agreed that this is a good idea as long as the pool contractor can meet this requirement.

## OTHER

Director Wessels will be departing from the Board after May 3 as he opted not to run for another term. He remarked that he and the Board got along well and accomplished quite a bit. When he looks back over the last 4 years, the community has gotten so much better. There are two sides to that, maturing landscape and volunteer input. The roadwork is well underway and is going well with a good plan forward. He would like to be involved with the committees and he then thanked everyone.

Director Jennings echoed that the roads are in good shape. The major roads are in good shape and will stay that way for the next few years as long as maintenance is performed. He thanked Ron Petroff for being a great partner. He also urged the board to keep the fences in mind over the next year. He thanked everyone for the opportunity to serve.

# RECORD OF PROCEEDINGS

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Director Petroff added that he wanted to recognize Lee and Bob publicly because they have helped him learn how to operate efficiently.

## ADJOURNMENT

Director Petroff moved that the meeting be adjourned at 8:20 p.m., upon second by Director Wessels a vote was taken, and the motion carried unanimously

Respectfully submitted,

  
Secretary for the Meeting