

# RECORD OF PROCEEDINGS

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**MINUTES OF A SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF  
DANCING WILLOWS METROPOLITAN DISTRICT  
HELD  
Monday, November 7, 2022**

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on Monday, November 7, 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  
Susan Root, Secretary/Treasurer  
Kirk Oglesby, Director  
Patrick O'Keefe, Director

Other participants identified in attendance:

Marcos Pacheco, CRS of Colorado  
Bill Anderson  
Larry & Linda Sterns  
Bill Bristol  
Marcia Garcia  
Bob McKenny  
Carol Swomley  
Gloria Steinmetz  
Thomas Nolan  
Bill Clore  
Linda Davis  
Ron Wheat  
Jim Wilson  
Cary Lewis  
Jennifer Lewis  
Zuck Philips  
Mary Coyle  
Kay Jackson  
Nora Ruppert  
Linda Rohlman  
Lee Jennings

**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 moved to approve as presented. Upon motion by Director Oglesby and second by Director O'Keefe, vote was taken, and the motion carried unanimously.

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MINUTES	<p>The Board reviewed the minutes of the September 8, 2022, meeting. The minutes were approved as amended to change the name spelling of Linda Sterns last name. Upon motion by Director Root and seconded by Director Cox, vote was taken, and motion carried unanimously.</p>
PUBLIC COMMENT	<p>Kay Jackson – would like the Board to consider ice melt buckets at all mailboxes. The Board noted this is taken under consideration and could be part of the upcoming snow season.</p>
FINANCIAL – PUBLIC HEARING	<p>Director Faiks opened the public hearing to consider the 2023 budget.</p> <p>Extensive discussion took place on each line item. The Board directed CRS to make changes to the proposed budget and prepare it for adoption at the December meeting.</p> <p>There being no further comments, the public hearing was closed.</p>
CLAIMS	<p><u>Approval of Claims:</u> The Board reviewed the claims to be approved represented by check nos. 2942-2951 and the auto pays. The Board requested the Keesen payment be removed because one of the invoices belongs to the HOA. Director Root moved to approve the claims with noted removal of payment to Keesen, upon second by Director Oglesby, vote was taken, and motion carried unanimously.</p>
HOA REPORTS	<p><u>Patio:</u> No update</p> <p><u>Townhomes:</u> Performed some concrete work, currently doing some lift tech work.</p> <p><u>Condos:</u> No Update</p>
MANAGER'S ITEMS	<p><u>2023 Annual Resolution:</u> Mr. Pacheco presented the resolution, after reviewing the Board requested changes to the officers' positions. Director Root is Treasurer/Assistant Secretary and Director Oglesby is Secretary. Director Oglesby moved to adopt the 2023 Annual Resolution subject to requested changes. Upon second by Director Cox, vote was taken, and motion carried unanimously.</p> <p><u>Resolution Calling an Election for May 2, 2023:</u> Mr. Pacheco reviewed the information on the election resolution. Director Faiks moved to adopt the Resolution Calling an Election for May 2, 2023, upon second by Director Root, vote was taken, and motion carried unanimously.</p>
COMMITTEE REPORTS	<p><u>Communications Committee:</u> No report other than the website was updated to remove older items.</p>

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Landscaping Committee: Last report, Carol Swomley had done a demo of the new lights for possible purchase. Since then, lights have been purchased and will be installed soon. A resident of Dancing Willow offered and has taken all remaining old lights. The lighted trees along Bowles will be turned on November 19<sup>th</sup>. The HOA will sign a work order to light their trees as well. Other lights are hung by volunteers the Saturday after Thanksgiving. Volunteers will meet by the monument outside the clubhouse to help. After the decoration, a get-together at Antonio's for a celebratory lunch. Carol Swomley noted that the Landscaping Committee is doing well with their budget.

Street Committee: Director Oglesby reported the committee has taken considerable input from residents and has incorporated it in their planning work. Mr. Jennings reported to the Board that the committee did an inventory of areas needing attention. Noted the east side of the condos is in need of work, the entire pan needs to be evaluated for replacement.

Clubhouse Committee: No update from Director Cox. Director Faiks pointed out an outlet in the club house that was replaced as it had shorted out and was not operational.

Financial Committee: No report.

Monuments Committee: Director Root reported on the proposal for replacing the fence on Bowles. The quote could be for either Trex or actual Red Cedar. The Board discussed the life of the two products and how the District will move forward. Mr. Jennings provided a background on the area and suggested that when the fence is replaced, have a gate installed so that the transformer on the other side is accessible. Discussions on the fence replacement and style and how the District may move forward.

Snow Contract/Removal Committee: Director Oglesby discussed the options included in the new snow contract and continued discussion on snow depth and removal. Director Faiks provided background on the snow removal. After discussion the snow contract was approved. Upon motion by Director O'Keefe, and second by Director Cox, vote was taken, and carried unanimously.

Pool Committee: Director Faiks discussed the replastering proposal that was included in the packet. He is awaiting a third quote.

## DIRECTOR'S ITEMS

Review and Consider Approval of Proposal from Commercial Fence & Iron Works for Fence Replacement: The proposal was tabled, no discussion or action taken.

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## OTHER

The Board added changes to rules and regulations, the following is the discussion.

- i. The board discussed the proposed changes to the rules and regulations. Susan provided history on her suggested changes. The public provided information and comments which was followed by extensive discussion amongst the group.
- ii. There was then discussion about whether the pool should be used for community events as well.
- iii. There was then parking changes discussed by Director Faiks. Some residents have raised interest in changing the policy to allow 'queuing', meaning someone can bring their camper onsite, and charge it overnight. This is not currently allowed. The HOA rules say you have to be actively loading/unloading. There was no interest from the board in changing the rules. There was then extensive discussion surrounding the topic.


There was no action taken on the proposed changes.

Re-Plastering Proposal: The proposal was tabled, no discussion or action taken.

## ADJOURNMENT

Director Oglesby moved that the meeting be adjourned at 8:55 p.m., upon second by Director Cox vote was taken, and the motion carried unanimously

Respectfully submitted,

  
Secretary for the Meeting