

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF
DANCING WILLOWS METROPOLITAN DISTRICT
HELD
WEDNESDAY, DECEMBER 4, 2019**

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on December 4, 2019, at 6:30 p.m., at the Dancing Willows Clubhouse, 11893 W Long Circle, Littleton, CO 80127.

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:

Bobby Thomas, President
Robert Faiks, Vice President
Lee Jennings, Secretary
Nancy Carson, Treasurer
Bob Wessels, Director

Also in attendance were:

Sue Blair and Marcos Pacheco, CRS of Colorado
Linda Davis
Clint & Carol Flynn
Marjorie Houldieson
Bill Brussels
Carol Swomley
Kathie Sobas
Larry Stern
Kathy Jackson
Irene Jakstas
Gloria Steinmetz
Debbie Patterson
Irene Weigel
Ken Kaul
Bob Daley
Donna Thomas
Craig Couture
Bill Anderson
Bob Carson
Jim McCall
Ron & Terry Wheat
Linda Rohlman
Ron Petroff
S. Goldson

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Barbara Bergonz
Marilyn Watson
Lauren Dawne
Patrick O'Keefe
Fayre Ruszczyk
Nora Ruppert
Peter Mannion
Thomas Nolan
Michael Leky
LaRay Welman

CALL TO ORDER
DISCLOSURE OF
CONFLICTS OF
INTEREST

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

AGENDA
APPROVAL

Director Wessels amended the agenda by moving the survey result in front of the financial report and adding snow discussion during street report. Upon second by Director Thomas, vote was taken, and motion carried unanimously.

INITIAL PUBLIC
COMMENT

Bob Dayle presented his opposition to increasing the mill levy. Stated that he believes that raising the mill levy will not be a substantial amount of money to pay off the bonds early. The petition that was circulated in the District was used as a survey by the Board.

Fayre Ruszczyk voiced concern about the interest being paid over the long term and would rather pay the debt off earlier. Brought to the Board's attention the investigative report surfacing about Metro Districts.

Condo HOA President. The condo values went up substantially and the monthly expenditures are too high. Requested the mill levy go down.

AMENDED
AGENDA ITEM

Survey Results – Director Wessels presented the results with a handout. There were several calls regarding misconception that the mill levy would be increased, and that clarification is needed.

FINANCIAL

The Board reviewed the claims to be ratified represented by check nos. 2526 - 2532. Director Carson moved that the Board ratify the claims as presented. Upon second by Director Faiks, vote was taken, and motion carried unanimously.

The Board reviewed the current claims represented by check nos. 2533 - 2545, totaling \$14,663.74. Director Carson moved that the Board approve the current claims as presented. Upon second by Director

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Faiks, vote was taken, and motion carried unanimously.

Ms. Blair reviewed the financial statements and cash position with the Board, Director Carson moved that the Board accept the financial statements as presented. Upon second by Director Faiks, vote was taken, and motion carried unanimously.

Consider Approval of 2020 Budget, Certification of Mill Levies, and 2020 Expenditures. Ms. Blair presented changes and noted that the public hearing was held on October 3, 2019. Changes presented are as follows:

- Add \$500 to fence and monument for maintenance in general fund.
- Transfer \$150k to capital
- Change street paving/sealing/sidewalk/gutter in capital to \$120k
- Leave debt at 11.8 mills and then general lowered to accomplish 60 mills overall.

Director Thomas moved to approve the 2020 Budget as amended, certify a total mill levy of 60.000 and appropriate 2020 expenditures. Upon second by Director Jennings, vote was taken, and motion carried unanimously.

COMMITTEE REPORTS:

Communications Committee - Director Wessels reported survey results and thanked Nora Rupert and Jo Wessels for their work on DW United.

Pool Committee – Director Faiks stated that the District saved money on the re-plastering. There will be more to report at the March meeting.

Landscape Committee – Carol Swomley noted that only \$3592 of the \$8k budget was spent. Ms. Swomley asked for a detailed report on funds spent to date for landscape and maintenance.

Street Committee - Brown Brothers will be performing the concrete work per the schedule provided at the meeting.

Clubhouse Committee – Added discussion on snow. Director Thomas presented the following information. Keesen employee was photographed damaging a pole. Keesen is willing to reimburse the District for the damage. Director Jennings brought up concerns about current drainage problems and the need to do concrete work in the condo area next year. Jo Wessels updated the Board on the snow situation and recommendations. Residents need to be informed on why certain roads are cleared first. Explanation of the current changes and information sent out. Suggest a mail blast asking for issues from each resident. During a storm, Keesen would have to verify from a check list

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that the District is completed. Jo Wessels suggested there would be one-point person for every storm and suggested creating a position, possibly paid.

Clubhouse – Director Carson updated the Board on the 2019 rentals and stated there were over 125 rentals. The 2020 season is already booking.

HOA REPORTS

Patio – No report.

Townhomes – Director Carson reported that some of the townhomes have roof leaks and they lost a pine tree. All matters are being taken care of.

Condos – Had their annual meeting last week. Increasing dues by \$15.00 per month. Now have a third director on their board. Need to address the downspouts in 2020.

DIRECTORS ITEMS

2020 Annual Administrative Resolution – Director Jennings moved that the Board adopt the resolution as presented. Upon second by Director Faiks, vote was taken, and motion carried unanimously.

Resolution Calling an Election in May of 2020 – Director Faiks moved that the Board adopt the resolution as presented. Upon second by Director Carson, vote was taken, and motion carried unanimously.

MANAGER'S REPORT

Minutes of the October 3, 2019 Special Meeting – Director Thomas moved that the Board approve the minutes. Upon second by Director Carson, vote was taken, and motion carried unanimously.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 9:15 p.m.

Respectfully submitted,



Secretary for the Meeting