

# RECORD OF PROCEEDINGS

---

## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD THURSDAY, JUNE 15, 2023

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on Thursday, June 15, 2023, at 6:30 p.m.

### 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  
Vacant, Vice President  
Kirk Oglesby, Secretary  
Susan Root, Treasurer/Assistant Secretary  
Patrick O'Keefe, Secretary

#### Other participants identified in attendance:

Marcos Pacheco, CRS of Colorado  
Robert McKenry  
Jo & Bob Wessels  
Linda Davis  
Linda Rohlman  
Mary Coyle  
Kay Jackson  
Craig Couture  
Diane Perez

### PUBLIC COMMENT

Jo Wessels - Dancing Willows will host a National Night Out on Tuesday, August 15<sup>1</sup> at 6:00 p.m. The District is partnering with Foothills Park & Rec. to have a picnic night in the park. Ms. Wessels outlined details of the evening highlights such as a fire truck to greet guests upon arrival, music, talent show, and more. The DW United newsletters will provide information about the upcoming event.

Bob Wessels - brought up FDIC issue with the recent news of failed banks. Asked CRS what the district can do to protect the money. Mr. Pacheco responded

### CALL TO ORDER DISCLOSURE OF CONFLICTS OF INTEREST

The meeting was called to order by Director Faiks at 6:35 PM. There were no potential conflicts of interest that were disclosed.

### AGENDA APPROVAL

The Board amended the agenda to include the fence report to go before ratifications, committee appointments after the election of officers. Director Oglesby moved to approve the amended agenda.

# RECORD OF PROCEEDINGS

---

Upon second by Director Root, vote was taken, and the motion carried unanimously.

## MINUTES

Director Oglesby abstains from the vote because he was absent. The Board reviewed the May 3, 2023, meeting minutes. The minutes were approved subject to the verification of attendees. Upon motion by Director O'Keefe and seconded by Director Root, vote was taken, and motion carried unanimously.

## CONSIDER APPOINTMENT TO FILL VACANCY

No interest at this time.

## ELECTION OF OFFICERS

After discussion the Board officers are as follows: Kirk Oglesby, Vice President/ Assistant Secretary, Susan Root, Secretary, Patrick O'Keefe, Treasurer/ Assistant Secretary. Note that all positions will be assistant secretary. Upon motion by Director Root and second by Director Oglesby, vote was taken, and motion carried unanimously.

## COMMITTEE APPOINTMENTS

The Board discussed which Directors would be part of the District's Committees. After discussion, the Board determined the following Directors would serve on the following Committees:

- i. Communications - Kirk Oglesby and Robert Faiks
- ii. Landscaping - Robert Faiks
- iii. Street - Robert Faiks and Kirk Oglesby
- iv. Clubhouse - Susan Root
- v. Financial - Patrick O'Keefe
- vi. Monuments - Susan Root and Robert Faiks
- vii. Snow Contract/Removal - Robert Faiks and Kirk Oglesby
- viii. Pool - Robert Faiks and Patrick O'Keefe

## FINANCIAL

Payment of Claims: The Board pointed out that there are payments and vendors not in correct accounts. CRS accounting will make corrections and per Board direction a transfer from the general fund to the capital fund will be completed. Upon motion by Director Root to approve/ratify the claims, and second by Director Faiks, vote was taken and the motion carried unanimously.

Financial Statements: Mr. Pacheco reviewed the financial statements with the Board. Upon motion by Director Faiks to approve the financial statements, and second by Director Root, vote was taken, and motion carried unanimously.

## HOA REPORTS

Patio: Mr. Wessels shared information that Century Link is complete with installing Fiber, and during the process a water main was broken. The repairs are complete, and the irrigation system is finally running again.

# RECORD OF PROCEEDINGS

---

Townhomes: No report.

Condos: The board is looking for a replacement member as there is a current vacancy.

## MANAGER'S REPORT:

Fence Report: Mr. Pacheco reported on the issue that the contractors were having difficulty securing pricing until the fence is replaced in the Fall. After discussion the Director O'Keefe moved to approve Split Rail Fence as the preferred contractor per their proposal, upon second by Director Root, vote was taken, and motion passed unanimously.

Swim Lane: Director Oglesby moved to ratify the swim lane decision, upon second by Director Faiks, vote was taken, and motion passed unanimously.

Snow Invoice: Director O'Keefe moved to ratify the snow invoice as reduced by Keesen, upon second by Director Oglesby, vote was taken, and motion passed unanimously.

SDA Conference: Mr. Pacheco asked the Board if anyone would like to attend the conference in September. As of today's meeting, Director Oglesby will not attend, Director O'Keefe is tentative, Director Faiks will attend the conference and Director Root is tentative.

Expiring Contracts: Mr. Pacheco will reach out to Keesen for 2024 proposals for both Snow and Landscaping.

## DIRECTOR'S ITEMS

Discontinuing the Century Link Phone Line: Director O'Keefe reported the phone line is basically for convenience. There is no safety reason to have it. The alarm system is now wireless and recommends the line be disconnected. Director Root motion to disconnect the line and cancel the service, upon second by Director O'Keefe, vote was taken, and motion carried unanimously.

ADA Ramps to Mailboxes: Director Faiks reported that proposals were received for a ramp to be installed. While there is no responsibility for the District to install this ramp, they have decided that they will take no action to install the ramp. The HOA's now have a responsibility to consider the ADA accessibility. Director Faiks continues to discuss other pertinent information related to ADA accessibility. The Board discussed the topic.

Board Member Responsibility with Payables: Director Faiks asked all Board members to review the payables when provided, this will help catch any discrepancies and errors.

# RECORD OF PROCEEDINGS

---

## COMMITTEE REPORTS

Communications: Requested changes were made to the website and requested that the new information from this meeting be updated on the website.

Landscape: Community Day was a huge success, and the results are wonderful. Thank you to Carol Swomley. The closet in the back of the clubhouse has a paint sprayer and leaf blower. Asking if the leaf blower would be beneficial to use around the clubhouse/pool area, if not possibly OW United could mention the items are available to a new home.

Streets: Director Faiks reported the new solar light at the entrance to subdivision is installed on the ground in the island. It is not motion activated and is sufficiently bright. Director Oglesby notified the Board that street maintenance is starting and shared the schedule, Director Faiks discussed the work being done for individual homeowners. There was extensive discussion about the road project. Crack Seal will not take place until the Fall.

Clubhouse: The clubhouse is in good shape, only need to remember to purchase trash bags. Also, would like to send out a reminder to all residents to please, when using the facility, make sure doors are closed and secure before leaving the premises.

Finance: No Report.

Monuments and Fence: Director Root just wanted to reiterate that the Monuments and plants look fantastic.

Snow: Mr. Pacheco will obtain the proposal for the upcoming snow season.

Pool: Director Faiks continues to be told that the pool heater will be completed, yet to hear that this has been done. Therefore, the pool's temperature is cool, and the hot tub temperature is hot. A discussion about hot tub use and age took place. He asked the community to please remind neighbors and others that the minimum age is 12 for use of the hot tub.

Added Item: Director Faiks discussed tech items used by the District, i.e. ring camera, awning, etc. all require Apps. on their phones. Director Faiks intends to have a tutorial on how to use them.

## OTHER

- a. The September meeting will be tentatively moved to September 21<sup>st</sup> as the SDA Conference interferes with the regularly scheduled meeting.
- b. Mr. Wessels asked the Board to consider adding scope to the new management contract since DW United may not be able to continue being the sole communicator for the district, a

# RECORD OF PROCEEDINGS


---

discussion to place.

ADJOURNMENT

Director O'Keefe moved that the meeting be adjourned at 8:18 p.m., upon second by Director Root vote was taken, and the motion carried unanimously.

Respectfully submitted,

---

Secretary for the Meeting