

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF
DANCING WILLOWS METROPOLITAN DISTRICT
HELD
THURSDAY, SEPTEMBER 21, 2023**

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on Thursday, September 21, 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
Bill Anderson
Bob Raguso
John Kamens
Carol Swomley
Jan Fridh
Bob McCarrick
Bob and Nancy Carson
Larry Stearn
Barb Danford
Virginia Cash
Gary & Nancy Michelson
Gloria Steinmetz
Robert McKenry
Karen & Dave Lyle
Ron Wheat
Jo & Bob Wessels
Tommy Matchett
William Bristo
R Jennings
Jack & Jessica Brown
Linda Davis
Tom Backe
Felipe & Shirley Benavides
Nora Ruppert
LaRayne Welman
Clint Papovich
Linda Rohlman
Leslie Morgan
Keith Negri

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Kay Jackson
Cary Lewis
Jim Gupta
Carolyn Endecott
Brenda & Jeff Halverson

PUBLIC COMMENT

Ron Wheat – Questions about parking. Residents are parking in alley ways and in fire zones regularly on S. Urban Way. Director Root ticketed a vehicle this week. A notice could help alleviate this. Director Root will follow up. There has been an Acura MDX parked there for a while.

Linda Davis – handed out information/evaluation of property valuations over the years.

Bob Wessels – Asked for regulations related to advertising signs. There are several signs throughout the District and he would like verification as to whether they are in the appropriate locations or not. He feels there are too many and it degrades the neighborhood. Bill Anderson added that there was past meeting in which the District decided they would not oversee signs. The board discussed and will take under advisement.

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 amended the agenda to include update on fiber optics to be added to Director's items, item F. Director Root moved to approve the amended agenda. Upon motion by Director Oglesby, second by Director O'Keefe, vote was taken, and the motion carried unanimously.

MINUTES

Director Oglesby abstains from the vote because he was absent. The Board reviewed the June 15, 2023, meeting minutes as presented. Upon motion by Director O'Keefe and seconded by Director Oglesby, vote was taken, and motion carried unanimously.

FINANCIAL

Consider Approval of 2022 Audit: Ms. Christine McLeod with Haynie & Co. presented the 2022 audit. After discussion Director Oglesby moved to approve the 2022 Audit as presented. Upon second by Director Root, vote was taken, and motion carried unanimously.

Payment of Claims: The Board reviewed the payment of claims to be ratified represented by check nos. 3041-3045 & EFT totaling \$10,420.22. After discussion the board mentioned that two auto pays were not included and look at the Xcel bill in detail. Director

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Root moved to approve the claims, upon motion by Director O’Keefe, second by Director Oglesby, vote was taken, and motion carried unanimously.

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

HOA REPORTS

Patio: The HOA is preparing their budgets and the owner’s meeting is coming up in November where they have an open board position.

Townhomes: No report.

Condos: No report.

MANAGER’S REPORT:

Ratification of Past Approvals: A tablet was purchased to deal with the online systems of the District, e.i. Ring, Access System, etc. Director Faiks reported why this was done. There was extensive discussion about why this was done, how to manage the system and the cost of \$211.13. Director Root moved to ratify the purchase, upon second by Director O’Keefe, vote was taken, and motion passed unanimously.

Consider New District Website: Mr. Pacheco discussed the possibility of changing the District’s website to Streamline. The Board discussed and this could be a good fit for the District website. Director Root moved to authorize CRS to appraise Streamline, upon second by Director Oglesby, vote was taken, and motion carried unanimously.

Review 2024 Service Proposals: Director Root moved to approve the proposal. Upon second by Director O’Keefe, vote was taken, and the motion carried unanimously.

Landscape Repairs from damaged Caused by Xcel and Century Link: Director O’Keefe moved to approve the repairs, pending Pauley agreeing to repair within a month. Upon second by Director Root, vote was taken, and the motion carried unanimously.

Keesen Landscape Work Order #99208 for Removal and Replacement of Lilac Bushes: No action taken, Ms. Swomley will have Director O’Keefe help with the current bushes and replant.

DIRECTOR’S ITEMS

Consider Joint Participation between Dancing Willows Townhome HOA and the Metropolitan District on Fencing and Easement: Director O’Keefe moved to ratify the joint participation. Upon second by Director Oglesby, vote was taken, and the motion carried unanimously.

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Carol Swomley reported that she met with the fencing contractor and during the walk through discovered several irrigation lines that could be damaged during construction. If an irrigation line is damaged, Keesen can repair it. She also worked with Keesen on pruning bushes back to allow for minimal damage during the fence construction. Noted that we need to confirm with Ann Ehli that hand digging is covered.

Director Faiks reported that we will be replacing half of the fence in the District now. The townhome HOA was notified of the Bowles fence being replaced. Director O'Keefe discussed with some of his neighbors and informed them that the repair was required by the County. He would like the Board to consider an alternate approach to maintaining the fence. There was considerable discussion, including opinions and questions from the public which included a potential sound barrier. Director Faiks does not feel the District should move forward without the District legal input.

Director Faiks moved to take issue under advisement, because the District does not know who owns it and it's a budget consideration for following years, and to engage legal opinion. Upon second by Director O'Keefe, vote was taken, and motion carried unanimously.

Consider Flag Installation at Bowles Entry: Director Oglesby reported that he recently spoke with neighbors about how there used to be a flag until the development was completed. Bill Anderson would like to see this from a patriotic standpoint. Director Root then asked questions about flag etiquette. There were then questions about zoning requirements if the flag is a permanent fixture. A suggestion that the local cub scouts could provide a flag service, though not a permanent pole. The Board will consider.

Consider Appointment to Fill Current Vacancies: There is currently one vacancy, with a potential of a second. There was no interest from those in attendance.

Discussion to have CRS Manage the Clubhouse Reservations and issue lock Box Codes: Director O'Keefe reported that homeowners can go on-line to set up an appointment with Quantum Fiber. The clubhouse is not yet ready. There were questions about if the club house should or should not get fiber optics.

COMMITTEE REPORTS

Communications: Discussion continued regarding a new website.

Landscape: Ms. Swomley said there will be a work order from Keesen for the holiday lighting, to keep a look out for it. The invoice should include lighting for four (4) trees and the monuments.

Streets: Upcoming Street Work. Information is on the District website. Crack seal beginning in October. Second 10/2nd and

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Streets: Upcoming Street Work. Information is on the District website. Crack seal beginning in October. Second 10/2nd and 10/3rd Gould loop and union. Patching on 10/9. And sealing 10/10 and 10/11 condos and the recently milled streets. (Ida) - 11962 73 and 92 are buildings to be painted. Work will begin in October.

Clubhouse: Director Root engaged the new cleaning service, Dynamic Cleaning and they did a great job, even hand dusted the blinds. The cleaning service comes the last Thursday of each month.

Finance: Budget work session will be in October, Director Faiks suggested raising funds to hire a part-time person to operate certain aspects of the District.

Monuments and Fence: The fencing project will begin on Monday.

Snow: A Proposal will be coming soon. There was discussion on standardization in measuring.

Pool: Pool is closed for the season. Lots of expenses for this past season. There are several pieces of equipment, and the possibility of equipment failure or damage should be taken into consideration. This was a much better pool season.

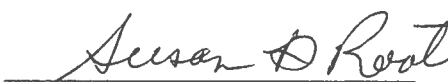
OTHER

Director O'Keefe will circulate information related to Proposition HH.

ADJOURNMENT

Director O'Keefe moved that the meeting be adjourned at 9:00 p.m., upon second by Director Root vote was taken, and the motion carried unanimously.

Respectfully submitted,


Secretary for the Meeting