

RECORD OF PROCEEDING

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF:

DANCING WILLOWS METROPOLITAN DISTRICT

HELD THURSDAY, JUNE 13, 2024, AT 6:30 P.M.

ATTENDANCE

The regular meeting of the Board of Directors of the Dancing Willows Metropolitan District, Jefferson County, Colorado was called and held, as shown, in accordance with the laws of the State of Colorado. The following Directors were acting:

Kirk Oglesby, President/Assistant Secretary
Patrick O'Keefe, Treasurer/Assistant Secretary
Susan Robitaille, Director
Clinton Popovich, Director
Linda Rohlman, Director

Other participants identified in attendance:

Ashly Dorey & Marcos Pacheco, CRS of Colorado
Christine McLeod, Haynie & Company
Bill Anderson
Carol Swomley
Terri Holland
Fayre Ruszczuk
S. Goldson
Marcia Garcia
Robert McKenry
Tami Miklen
LaRayne Welman
Nora Ruppert
Linda Davis
Mary Ellen Celtrich
Kay Jackson
Richard Molenare
Doug Cox
Marilyn Watson
Leslie Morton
Gloria Kennedy

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 6:30 p.m.

CONFLICTS OF INTEREST

There were none.

APPROVE AGENDA

The agenda was approved as presented.

PUBLIC COMMENT

Carol Swomley asked the board to come up with a solution to neighbors placing furniture outside for free. There was then some discussion.

Fayre Ruszczyk feels there is confusion between the Metro District and the HOA and their roles in the community, she feels the Metro District is making HOA decisions. She requested it be on record that she is in opposition of a flagpole and claims the flagpole is out of the prevue of a Metro District and gave her rendering of Metro District laws. She feels the flagpole should be privately funded, not by tax dollars.

Wayne Tracey brought concerns to the Board related to Saturday's clubhouse rental and discussed alleged violations of the use policies for the community pool. Director Oglesby noted the District is aware of the incident and has it is on the agenda for discussion.

CONSENT AGENDA

Director Robitaille moved to approve the Consent Agenda. Upon second by Director O'Keefe, a vote was taken, and the motion carried unanimously.

FINANCIAL MATTERS

- a. 2023 Budget Amendment & Resolution: Ms. Dorey reported that the proper publication had been made to allow the Board to conduct the public hearing to amend the 2023 budget. Director Oglesby opened the public hearing. The community questioned the Boards decision to place the expense of the fence replacement in the General Fund rather than from the Capital Fund. There was discussion about the expense. Director Oglesby closed the public hearing. Director O'Keefe moved to adopt the 2023 budget amendment resolution as presented. Upon second by Director Popovich, a vote was taken, and the motion carried unanimously
- b. 2023 Audit: Christine McLeod with Haynie and Co. was in attendance to present the 2023 audit and answer any questions. After presentation, Director O'Keefe moved to accept the 2023 Audit as presented. Upon second by Director Robitaille, a vote was taken, and the motion carried unanimously
- c. Approve Unaudited Financial Statements: Ms. Dorey reviewed the unaudited financial statements for the period ending May 31, 2024. Director Robitaille moved to accept the unaudited financial statements as presented. Upon second by Director O'Keefe, a vote was taken, the motion carried unanimously.

HOA REPORTS

- a. Patio Homes: Bob McKenry updated the Board that the Patio Homes HOA is doing well. They have finalized a contract for rock delivery. He noted that the rock is not for public use and is reserved for their ongoing project.
- b. Townhomes: No report.
- c. Condos: Hallie Holland from is asking for insight from other Community HOAs about management. She reported on some possible structural issues in one of the condos buildings and drainage issues in four to five of the Condo buildings. She continued they are currently looking at the sump pumps to verify they are working correctly and to locate their outflows.

MANAGERS REPORT

Election of Officers: Director O'Keefe moved to elect Director Susan Robitaille as Vice President. Upon second by Director Rohlman, a vote was taken, and motion carried unanimously.

Director Rohlman moved to elect Director Clinton Popovich as Secretary. Upon second by Director Robitaille, a vote was taken, and motion carried unanimously

DIRECTORS ITEMS

- a. Flagpole Installation: Ms. Dorey reported that the survey consensus from the community is that there is not much interest in a flagpole. The Board will not proceed with the installation at this time. Mr. Bill Anderson noted he will donate \$500 to the flagpole as an individual contribution.
- b. Clubhouse and Pool Incident on 6/8/2024: Director Oglesby reported that he received several complaints about the rental group using the clubhouse on June 8th. Director Robitaille then provided a recap of her interactions with several attendees from the group renting the clubhouse when she visited the pool around 9:00pm to perform regular nightly tasks. She reported that some of the attendees were very confrontational and brash when they were informed the pool closes at 9:00 p.m. Following discussion, the Board evaluated potential disciplinary actions. It was then determined that the Board will suspend pool and clubhouse use rights indefinitely for the renter and hold the rental deposit pending the receipt of total costs incurred by the District related to this incident. Director Robitaille moved to approve the disciplinary actions discussed above. Upon second by Director Popovich, a vote was taken, and motion carried unanimously.

Barb Oglesby, the clubhouse reservation volunteer provided the Board with recommendations for updating the clubhouse rental agreement and the Rules and Regulations to prevent similar incidents from happening in the future. There was discussion about increasing the rental deposit, however the Board decided to table this discussion.

- c. Inspection and Maintenance of the Retaining Walls: Director O'Keefe introduced the topic of maintaining the retaining walls throughout the community, regardless of by whom they are owned. CRS will reach out to legal to evaluate the ability for the Metro District to maintain these infrastructure items.
- d. District Board Member Representation on Committees: After a short discussion, it was determined that Director Oglesby and Director Robitaille would be on the Communication committee, Director Robitaille and Director Rohlman would be on the Landscaping committee, Director Oglesby and Director Popovich would lead the Streets committee, Director Robitaille and Director Oglesby will be on the Clubhouse committee, Director

O'Keefe and Director Rohlman will be on the Finance Committee, Director Oglesby and Director O'Keefe will be on the snow committee and Director Robitaille and Director O'Keefe will lead the Pool committee.

OTHER BUSINESS

There was no additional business.

ADJOURNMENT

Director O'Keefe moved that the meeting be adjourned at 8:28 p.m., upon second by Director Popovich, a vote was taken, and the motion carried unanimously.

Respectfully submitted,



Secretary for the Meeting