

RECORD OF PROCEEDING

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

DANCING WILLOWS METROPOLITAN DISTRICT

HELD THURSDAY, OCTOBER 3, 2024, AT 6:30 P.M.

ATTENDANCE

The special 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
Susan Robitaille, Vice President
Patrick O'Keefe, Treasurer
Clinton Popovich, Secretary
Linda Rohlman, Director

Other participants identified in attendance:

Ashly Dorey & Marcos Pacheco, CRS of Colorado
Bob McKenry
Bob Raguso
Marcia Garcia
Carol Swomley
Larry Stearns
Bill Clore
Linda Davis
Kay Jackson
Jocelyn Shaughnessy
Clinton Flynn
Linda Wittke
John Lowry
Nora Ruppert
LaRayne Welman

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 6:34 p.m.

CONFLICTS OF INTEREST

There were none.

APPROVE AGENDA

The agenda was approved as presented.

PUBLIC COMMENT

Bob McKenry thanked the Board for allowing the patio homes to do concrete work with them. He commented on the clubhouse rentals and noted his appreciation for the volunteers who oversee the rentals. Mr. McKenry suggested that there be some monetary incentive for those who manage the clubhouse. He also suggested that the outside rental option be thought about. He made mention that residents like living in Dancing Willows.

Mr. Oglesby notes that his wife currently manages the clubhouse rentals, and she enjoys doing it.

Ms. Linda Davis thanked the Board for a job well done with the concrete and asphalt work. The only part of the project left is to do the striping in some areas. Ms. Dorey reported that striping is scheduled for this month. Ms. Davis discussed drainage in the condos and their proactive approach to mitigate the issue. Ms. Davis asked why the areas around the clubhouse seemed to be overwatered. Marica Garcia replied that the over-watering was being done by the condos and has been addressed and watering time has been reduced. Ms. Davis asked the Board if they have and plans to redirect water away from the clubhouse. Lastly, snow removal was discussed. Last season the contractor came out to move snow piles in the condos for better driveway access and they drove large equipment on an area known to have buried gas lines. She asked the Board to communicate to the contractor to avoid heavy machinery in that section. Ms. Dorey noted this would be communicated.

Director Oglesby noted that there is an agenda item for discussion on the drainage issue.

CONSENT AGENDA

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

FINANCIAL MATTERS

- a. Approve Unaudited Financial Statements: Ms. Dorey reviewed the unaudited financial statements, cash position and comparison reports with the Board. Director O'Keefe moved to accept the unaudited financial statements as presented. Upon second by Director Rohlman, a vote was taken, the motion carried unanimously.

HOA REPORTS

- a. Patio Homes: Mr. McKenry reported their meeting is next week and they will be reviewing and re-drafting their documents and adopting the 2025 budget.
- b. Townhomes: No report.
- c. Condos: No report.

MANAGER'S REPORT

- a. Engineering Proposals: Ms. Dorey presented proposals to the Board from WC Civil and JVA Engineers. Following Ms. Dorey's report, the Board discussed the issues within the District and the HOA areas. The condo residents discussed the status of their engineering review as it relates to drainage. Director O'Keefe recommended that the money could be better spent redirecting the drainage off the clubhouse to the south side of the building. The Board then discussed their opinions related to a path forward. Director Popovich noted that there are additional areas that are responsible for the drainage. There was continued discussion about this topic. Ms. Dorey recommended that the Board approve a not to exceed of \$5K with JVA, pending a new scope to look at specific items. The Board authorized her to do so.

- b. Snow Removal: Ms. Dorey presented the Board with a proposal from Nature's Workforce and noted that they are willing to work with the District to aid in cost savings. Director Oglesby provided details about the trigger depth changes for the upcoming season. There was discussion related to how residents contact someone to inform them that additional removal may be needed. The Board determined that the 'contact us' option on the District website will be used for this purpose. Director O'Keefe moved to approve the snow removal proposal from Nature's Workforce. Upon second by Director Rohlman, vote was taken and motion carried unanimously.
- c. Landscape Proposal: Ms. Dorey presented the landscape proposal from Keesen Landscape for the 2025 season, with an option to extend for the 2026 season. Director O'Keefe moved to approve the landscape proposal for both 2025 and 2026 season, upon second by Director Popovich, a vote was taken and motion carried unanimously.
- d. Reimbursement Request: Ms. Dorey reported that a resident ran over an underdrain cap and it bent a rim and popped a tire. The total reimbursement would be \$649. Director Oglesby noted that this has been an issue for a short time, in which is had reached out to Willowbrook Water to adjust their drain cap. Once Willowbrook Water came out to assess, it was discovered that it was an underdrain cover. Ms. Dorey noted that the issue has since been repaired. The Board requested a legal opinion before a reimbursement is approved.

DIRECTORS ITEMS

- a. Consider the Fourth Amended and Restated Rules and Regulations: Ms. Dorey reported on the changes that would be made to the rules and regulations if they are approved. She outlined the major changes and provided reasonings behind them. Director O'Keefe added his recommendation that vehicles leaking fluids should be added to the regulations; such vehicles need to be either removed or repaired. There was extensive discussion amongst the Board and attendees. Ms. Rohlman asked that new rules and regulations be mailed to all property owners. Vehicle size restrictions will remain in the rules and regulations. Director Robitaille motion to adopt the Rules and Regulations as amended, upon second by Director Oglesby, vote was taken and motion carried unanimously.
- b. Carpet Replacement: The carpet in the clubhouse may need to be replaced in the near future. The Board discussed whether or not to moved forward with replacement at this time; upon discussion the carpet will continue to be regularly cleaned for now.

Committee Reports

- a. Communications: The new website is working well and is substantially easier to navigate and update.
- b. Landscaping: Carol Swomley thanked Ms. Dorey for recovering money from outside contractors. She reported that the proposal for winter watering will only be executed if there is a lack of moisture this winter. Irrigation is scheduled to be turned off on October 22. The holiday lighting will be done on the Saturday after Thanksgiving.
- c. Street Committee: Director Oglesby noted that concrete and asphalt work has been completed. Any remaining issues will be delt with next year. West Ida Drive will be on the schedule for next year. Gould Loop and Union Way are also on this upcoming list to be completed.
- d. Clubhouse: Director Oglesby asked that all residents and club attendees try to remember to take out the trash when leaving the clubhouse. He and his wife often must remove the trash during their regular checks of the clubhouse before rentals.

- e. Financials: The Board requested a budget work session be scheduled so that all Board members can participate, the meeting will be virtual.
- f. Monuments: No report.
- g. Snow: No additional report.
- h. Pool: Director O'Keefe noted that he's requested a proposal from the pool contractor for a new pool heater to be installed in 2025. He reported that the pool heater provides about 8 years of life and 2024 was year 8. It's likely the current heater will give out sooner than later.

OTHER BUSINESS

No other business.

ADJOURNMENT

Director O'Keefe moved that the meeting be adjourned at 8:27 p.m., upon second by Director Rohlman, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

Ashly Dorey

Secretary for the Meeting