

# RECORD OF PROCEEDINGS

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**MINUTES OF A SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF  
DANCING WILLOWS METROPOLITAN DISTRICT  
HELD  
Wednesday, May 3, 2023**

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on Wednesday, May 3, 2023 at 6:30 PM

**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  
Douglas Cox, Vice President  
Susan Root, Treasurer/Assistant Secretary  
Patrick O'Keefe, Secretary

Absent was Director Oglesby, whose absence was excused.

Other participants identified in attendance:

Marcos Pacheco, CRS of Colorado

**PUBLIC COMMENT**

None.

**CALL TO ORDER  
DISCLOSURE OF  
CONFLICTS OF INTEREST**

The meeting was called to order by Director Faiks at 6:31 PM. There were no potential conflicts of interest that were disclosed.

**AGENDA APPROVAL**

The Board amended the agenda to include Stanley Steamer and moved to approve the agenda as amended. Upon motion by Director Cox and second by Director O'Keefe, vote was taken, and the motion carried unanimously.

**MINUTES**

The Board reviewed the March 15 and April 11, meeting minutes provided to the Board on April 28, 2023. The minutes were approved. Upon motion by Director O'Keefe and seconded by Director Root, vote was taken, and motion carried unanimously.

**DISCUSSION WITH KEESSEN**

Dan with Keesen Landscaping was late to the meeting. Director Faiks discussed past removals compared to the snow fall in question. Once Dan joined, the Board discussed their concerns with Dan related to the amount being charged. Specifically, the man hours charged seem higher than anticipated. Dan explained that the storm was a tough storm to deal with. Unfortunately, the supervisors were not in town during the noted storm. Dan believes that we have a

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good subcontractor and not paying them could result in needing a different subcontractor. Dan offered to come up with a number in the middle of what was charged and what the District believes is owed and then settle the dispute. There was also discussion about how there needs to be a procedure in place to accurately check the amount of snow and then agree between both parties. Dan will talk with Steve Genders and come back to the Board with a settlement offer that should be fair to everyone involved.

## FENCE PROPOSALS

Director Root discussed the bids provided for fencing replacement. Split Rail is a higher bid due to them offering traffic control on Bowles while working on the fence. Traffic control is approximately \$1500/day. Commercial Fence did not provide pricing for traffic control. The board discussed the pricing between the two companies and then participated in extensive discussion surrounding the timing, pricing, and best path forward for the District. The Board would like to know what happens if the fence measurements are off from their proposal. Also, are the prices good if the work is performed in the fall? Director Root noted she would prefer to use Split Rail. Director Root will measure the fence before moving forward.

## OTHER

Stanley Steamer –

Director Faiks received a bid for steam cleaning the tile in the clubhouse. The bid is for \$405.00, and the Board agrees it is a reasonable bid. Stanley Steamer also left a quote for cleaning the carpet for \$193.00. After discussion the Board moved to approve the bid for tile cleaning of \$405.00, upon motion by Director Root and second by Director O’Keefe, vote was taken, and the motion carried unanimously.

Director Root suggested nominating Director O’Keefe to treasurer position, Director Faiks asked to table this discussion until the June meeting.

Director Faiks thanked Director Cox’s for his services.

## ADJOURNMENT

Director O’Keefe moved that the meeting be adjourned at 7:15 p.m., upon second by Director Root vote was taken, and the motion carried unanimously.

Respectfully submitted,

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Secretary for the Meeting