



## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

**A regular meeting of the Board of Directors of the Sundance Hills Metropolitan District was held on May 15, 2023 at 5:30 pm, at the Sailfish Room.**

**Attendance**

Directors:

Gabe Gelman, Vice President, Buildings & Grounds  
Jack Campbell, Treasurer  
Cindi Gelman, Secretary,  
Mike Draudt, Vice President, Tennis Facilities

Other attendees:

Paul Baumann, Sailfish Swim Team Rep  
Rebecca Hite, HOA President  
Sarah Shepherd, Circuit Rider of Colorado  
Peter Kline, Circuit Rider of Colorado

**Call to  
Order/Agenda/  
Conflicts of  
interest:**

Director Gabe Gelman called the meeting to order at 5:50pm and declared a quorum with 3 out of the 4 Directors present.

Upon motion by Director Draudt and seconded by Director Campbell, the Board voted to approve the agenda 4-0.

Director Gabe Gelman discloses a conflict as a member of the Sailfish Room Board.

Sarah Shepherd administered the Oath of office to all members of the Board. The Board members agree to retain current positions.

**Approval of April 15, 2023 Minutes:**

Upon a motion by Director Draudt, with a second by Director Campbell, the Board voted 4-0 to approve the minutes, as presented.

**Legal items:**

**5a – Facility Reservation Review**

MPM provided a contract for review. Discussion followed. The contract needed updating and corrections, additions and subtractions. Those items needing attention included but were not limited to the following.

- Morning swim not currently happening
- Party rental language not consistent with published materials
- Need to address adjustment to Aquawolves usage (Section 5 of Contract)

The Board stressed that this contract needed to be executed as soon as possible. Directors Cindi Gelman and Gabe Gelman agree will help facilitate this process with MPM.

### **5b - City of Greenwood Village Powers traffic study**

Rebecca Hite, HOA President and Representative to the District Board, provided an update on the traffic study and the need for additional data and review. Discussion followed.

### **5c – Swim and Tennis Banner Request**

Ms. Shepherd provided an update.

- Swim Team banner – A motion was presented by Director Cindi Gelman to authorize a Swim Team Banner to be located on the north fence and to be removed at the close of the Award Banquet. Director Gabe Gelman seconded. Motion carried 3-0, with Director Draudt abstaining.
- Tennis Banner – Discussion followed. The proposal was tabled until an undetermined future date.

### **5d – Volunteer Contractors**

Ms. Shepherd provided an update to the request. Discussion followed. Any use of volunteer contractor and labor would need to consider the following concerns in any request.

- Contractor would need to be licensed and provide the appropriate insurance certificates and warranties for work.

## **Buildings and Grounds:**

### **a. Tennis update**

#### **i. Rekey tennis courts**

Discussion followed. All required people have current keys at this time.

### **b. Swimming pool updates**

#### **i. MPM presentation of Facility Summer Events**

MPM provided an update via email. MPM provided some suggestions for increasing neighborhood engagement at the pool. Ideas included a movie night, ice cream social, snack shack and lawn games. Discussion followed.

- A movie night is scheduled for August 10<sup>th</sup>
- Ice Cream Social is scheduled for July 27<sup>th</sup>

#### **ii. New key codes at facility doors**

Management has set new codes and inform current renters of new code.

#### **iii. Storage Room Planning Update**

No additional updates.

### **c. Sailfish Room updates**

No special requests to date. Discussion followed. Open item – How to address cancellations and who pays for incurred expenses. Covered by deposit? MPM will be asked to help provide input for this topic at the next meeting.

### **d. Open space updates**

#### **i. Tree update**

No additional update.

#### **ii. Right-of-way Landscaping**

Updated pricing has been provided by JBK, and a design for the entrance will follow. There is no budget for plantings at this time.

- Financial Matters:**
- a. **Strategic planning for long-range reserve & capital improvement/repairs and budget**  
Discussion followed. **The Board is requesting a review of the new assessments and potential property tax review to consider what do the new assessed valuations mean for the District's operating budget and reserve fund needs.**

Ms. Shepherd provided some information regarding Tabor limitations on the mill levy.

- b. **Financial report for the period ending April 30, 2023**  
Dawn Schilling provided a financial package for April 2023. Ms. Shepherd provided an update of the financial package. Discussion followed.

- c. **Consider approval of claims for May 2023**  
Claims review. Discussion followed. Director Cindi Gelman made a motion to approve the payment of May claims list, totaling \$16,482.16. The motion was seconded by Director Campbell, and approved 4-0.

**Board Member & Manager Items:**

The Cash Position and Financial Reports were presented. A motion was made by Director Gabe Gelman to approve reports, seconded by Director Cindi Gelmen. The motion was approved 4-0.

Director Cindi Gelmen offered some comments on topics for future consideration by the Board. Those items include:

- Update the website. Need a more modern and responsive website.
- Ideas to increase membership and revenue
  - Social Membership class
  - Things to reach residents – both new and existing. Need to increase neighborhood participation.
- Schedule quarterly meetings with HOA & MPM to schedule events

Other items to review:

- Work day in June/July to remove juniper
- Landscaping/clean up volunteer day. Bagel Day for volunteers.
- Consideration of a refund policy from MPM due to inclement weather cancellations.

**Adjournment:** The meeting was adjourned at 7:47 pm by acclamation.

The next meeting will be a Regular Meeting, held on Monday June 19, 2023 at 5:30 p.m. at the Sailfish Room.



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Secretary for meeting