



**MINUTES OF THE JULY 15, 2024, WORKING SESSION  
OF THE BOARD OF DIRECTORS OF  
THE SUNDANCE HILLS METROPOLITAN DISTRICT**

A Working Session of the board of directors was held at 5:30 PM on July 15, 2024, via Zoom.

**Attendance**

Directors:

Jack Campbell  
Mike Draudt  
Cindi Gelman  
Gabe Gelman  
Eli Gurock

Other attendees:

Christa Plaza, Essenza Architecture  
Rebecca Hite, Resident and HOA Board President  
Terry Wong, Resident and Tennis Committee Representative  
Lori Boccato, Resident HOA Board Secretary  
Dawn Schilling, District Accountant, Schilling and Co  
JC Chambers, Pool Management, MPM Recreation Management  
Sarah Shepherd, District Management, Circuit Rider of Colorado  
Sujata Trehan, District Management, Circuit Rider of Colorado

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

Director Gabe Gelman called the meeting to order at 5:32 PM and declared a quorum.

The agenda was approved by acclamation. No new conflicts were noted.

**Public Comment  
for items not on  
the Agenda:**

Terry Wong noted that the Men's Twilight team needs another player as an Emergency Player and requested Board approval to allow adding an emergency player. Discussion followed. Management will follow up with Terry with directions on a one-time check payment for the emergency player sign up payment.

**Financial Items:**

**a. Tennis Court maintenance proposal discussion**

The Board reviewed the tennis court maintenance proposal for repairing the current divots at the courts. Discussion followed, including if and how these repairs could extend the lifetime of the court surface.

Upon a motion by Director Gabe Gelman and seconded by Director Campbell, the Board voted 5-0 to approve the proposal by Coatings Inc for divot repairs on the tennis courts.

**Capital  
Improvement  
Planning  
Discussion:**

**a. Master Plan Review**

**i. Value Engineering Project exclusions from 2021 project**

**ii. Future repair needs and estimated costs**

**iii. Funding options**

**b. Reserve Study Update Proposal**

**i. Ongoing repair and maintenance planning**

**ii. Funding options**

Christa Plaza gave the Board an overview of the project design and options as discussed in 2021. Discussion followed regarding the several items in the Master Plan that were removed from the scope of work in 2022. Discussion also included the drainage issues that are potentially impacting the tennis wall.

Director Cindi Gelman shared a spreadsheet of Long-range planning for the District. Director Gurock suggested adding a 'growth' column to the 'needs' and 'wants' columns in the planning spreadsheet.

The Board discussed the District conduct/fund a fresh reserve study to evaluate the upcoming costs for planning and budgeting. Discussion followed.

Discussion included further details on how to identify the items for the 3 buckets of costs for the District: Annual operating costs; Long term maintenance items; Enhancements/wish list items.

Sarah Shepherd suggesting creating a shared spreadsheet and pull items and input from the District old survey, and reserve study and other data points from the Master Plan.

Upon a motion by Director Cindi Gelman and seconded by Director Draudt, the Board voted 5-0 to approve a new Reserve Study for the District, conducted by ARS, at the Level 1, Premium package, with a 9-week turnaround, based on the proposal for \$3,160.

After further discussion the Board formed working committees for each specific bucket:

**Reserve Study: Director Gabe Gelman** (team lead) will work with Sarah Shepherd to coordinate information regarding the updated Reserve Study.

**Enhancements Bucket: Director Eli Gurock** (team lead), Director Jack Campbell, Lori Boccato, Terry Wong, Rebecca Hite, JC Chambers.

**Operations:** Director Mike Draudt, Director Cindi Gelman, with Dawn Schilling and Sarah Shepherd.

All three groups will meet before the next Board meeting and plan on completing their tasks around the time the Reserve study is completed – in mid-September 2024.

Groups will meet at the Board Working Session, via Zoom, on **Tuesday August 6, 2024, at 5pm** to provide an update. Management will set up a shared document for shared use, and will share the Exhibits from FCI contracts; the District's Master Plan and Community 2020 survey results.

**Facilities and Operations:**

**Manager and Board member items**  
No items presented at this meeting.

**Adjournment:** The meeting was adjourned at 7:45pm by acclamation.

The next meeting will be a Regular Meeting, held on August 19, 2024, at 5:30 p.m. at the Sailfish Room.



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Secretary for meeting