

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD THURSDAY, JUNE 23, 2016

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on June 23, 2016, at 6:30 p.m., at the Dancing Willows Clubhouse, 11893 W Long Circle, Littleton, CO 80127.

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:

Susan Root
Nancy Carson
William Anderson
Robert Faiks
Bobby Thomas

Also present were:

Sue Blair, Community Resource Services
Angie Kelly, Community Resource Services
Greg Root
Carol Swomley
Bob Raguso
Tom Coonley
Marcia Garcia
Peg Wiethor
Cheryl Guth
Linda & Bob McCarrick
Kay Anderson
Irma Valdez
Shirley Winterholden
James Clifton
Sandy Guidry
Bob Carson
Jane Fupner
Donna Thomas

CALL TO ORDER

The meeting was called to order at 6:30 p.m. There were no potential conflicts that were disclosed.

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CONSENT AGENDA

Director Anderson moved that the Board approve the consent agenda as presented. Upon second by Director Faiks, vote was taken and motion carried unanimously.

- Approval of Minutes March 10, 2016.
- Ratification and Approval of Claims for check nos. 02072-02086.
- Financial Statements for the Period Ending May 31, 2016
- Consider & Approve payment of loans (SDMS and McGeady)
- Ratify expenditure for pool boiler

DIRECTOR'S ITEMS

Election of Officers: Director Carson moved to nominate Susan Root as President. Upon a second by Director Faiks, a vote was taken and the motion carried unanimously.

Director Root moved to nominate Bobby Thomas as Vice President. Upon a second by Director Faiks, a vote was taken and the motion carried unanimously.

Director Root moved to nominate Robert Faiks as Treasurer. Upon a second by Director Carson, a vote was taken and the motion carried unanimously.

Director Root moved to nominate Bill Anderson as Secretary. Upon a second by Director Faiks, a vote was taken and the motion carried unanimously.

Director Anderson moved to nominate Nancy Carson as Director. Upon a second by Director Thomas, a vote was taken and the motion carried unanimously.

Approval of By-Laws: Director Anderson moved to accept the By-Laws as presented. Upon a second by Director Faiks, a vote was taken and the motion carried unanimously.

Bids for Snow Removal: The item was tabled and a property walk was requested with the 3 bidding contractors and a representative from each HOA as well as the Metro District. Questions that were raised

Bids for Road Work: Director Thomas outlined the bids presented and recommended the District use Brown Brothers as they have worked on the property before and they submitted the bid that met all criteria for the District. Director Root made a motion to approve the Brown Brothers contract for the base work plus option 1 for \$42,745 with the appropriate performance bond. Upon a second by Director Anderson, a vote was taken and the motion carried unanimously.

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Update: Retaining Walls at West Bowles Community Church: Director Thomas noted that a video of the most recent overflow during a rain event was sent to the County Commissioners, the County Attorney, the County Engineer and the County Planner. The county has stepped up their demands on the church to build a diversion for the water. The county issued a summons for the church to appear in court. Director Thomas will keep the community updated as more information is available.

Handicap Parking Space: The District agreed to post a handicap parking sign and paint the parking spot to designate it as handicap parking to help a resident with access to their unit. However, the homeowner requesting the spot has since moved from the property. Director Thomas made a motion to remove the sign as the spot is not needed for handicap parking any further. Upon a second by Director Root, a vote was taken and the motion carried unanimously.

Wessels Issue: The Board has agreed to uphold the previously approved Resolution regarding the issue of swales at driveways. Any homeowner can submit plans for approval, to the Board, to repair the swale at their driveway. The Board will consider each submission individually. The homeowner is responsible for the cost of this work and a waiver will be required of the homeowner. Board approval must be received before any work can begin.

Condo Repairs: The irrigation repairs have been completed and the District has a check ready for the HOA as reimbursement for those repairs.

SDA Conference: The conference will be September 21-23 in Keystone. All Directors will be attending.

Pool Update: The pool boiler sprung a leak and needs to be replaced. The boiler has been ordered and will be installed as soon as possible. It was noted that often after closing, kids will sneak in the pool and throw the furniture into the pool. It was requested that if anyone sees this taking place, to contact the sheriff. It was also noted that some lights inside the pool are burnt out. Director Anderson will investigate this.

Purchasing American Flag: This item was tabled as the pool repairs will be expensive and the Board would like to reevaluate

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the budget before moving forward with any decisions.

Auto Repair at VanGordon/Gould Loop: A homeowner has been repairing cars against the policy of the HOA. The District only has jurisdiction of the street.

Approve Nomination for Director Thomas as Director of the Year: Director Root made a motion to approve the resolution to nominate Bobby Thomas as Director of the Year for SDA. Upon a second by Director Carson, a vote was taken and the motion carried.

The Board also acknowledged receipt of the questions regarding the repairs to the condo area from the concrete work last fall. The Board communicated to the homeowner that they would respond to her in writing.

LANDSCAPE COMMITTEE

The Board reviewed the landscape committee report prepared by Carol Swomley. Ms. Swomley outlined a few key items:

- 35 volunteers helped on Metro Day
- She is currently evaluating more plantings for the fall and will seek Board approval before decisions are made.
- Ms. Swomley will be calling Swingle to evaluate the health of the tree at the Ida Circle and throughout the property.
- Approval was asked for regarding the remaining budget and possible projects. Director Anderson moved to approve spending up to the \$7000 budgeted for landscape committee. Upon a second by Director Thomas, a vote was taken and the motion carried unanimously.
- Director Anderson also commented on the appreciation from the Board for all of the hard work done by Ms. Swomley.

POOL COMMITTEE

Update earlier in meeting.

STREETS, SIDEWALKS, UNDERDRAINS COMMITTEE

Items were already covered in the meeting.

CLUBHOUSE COMMITTEE

Director Carson suggested that the carpet replacement wait until next year. It was requested that another cleaning be approved. Director Faiks approved \$300 to clean the carpet in the clubhouse. Upon a second by Director Root, a vote was taken and the motion carried unanimously.

PUBLIC COMMENT

Resident Cheryl Guth noted that the condo homes feel left out

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of discussions and decisions. She feels the condos are overlooked as part of the community. The Board suggested that a solution can be to have each HOA present items of concern at the Metro meeting to ensure all concerns are heard and addressed. This was an acceptable compromise for Ms. Guth.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

Respectfully submitted,



Secretary for the Meeting