

RECORD OF PROCEEDINGS

**MINUTES OF A WORK SESSION OF THE
BOARD OF DIRECTORS OF
DANCING WILLOWS METROPOLITAN DISTRICT
HELD
JULY 30, 2014**

A Working Session of the Board of Directors of the Dancing Willows Metropolitan District was held on July 30, 2014 at 6:30 p.m., at Dancing Willows Club House, 11893 West Long Circle, Littleton, CO 80127

ATTENDANCE

The Work Session 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:

Robert Vaninger
Susan Root
Nancy Carson
William Anderson
Bobby Thomas

Also present were:

James McGrady, of Community Resource Services District Manager and Secretary.

CALL TO ORDER

Director Vaninger called the meeting to order at 6:30 p.m. Introductions of the Board and community members were made.

**DISCLOSURE OF
POTENTIAL CONFLCTS
OF INTEREST**

Presentation of Disclosures of Potential Conflicts of Interest: It was noted that a quorum was present. All of the Directors are qualified and there are no conflicts of interest disclosures required.

PUBLIC COMMENTS

None.

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ADMINISTRATIVE ITEMS

Agenda: Motion to approve agenda. Upon a motion by Director Anderson, the board approved unanimously.

Director Vaninger requested that minutes be taken for the working session.

DISCUSSION ITEMS

Community Parking Issues and Concerns:

Representatives from the Condominiums Town Homes, Patio Homes, and Metro District Board were present for this working session.

Condo Board member Marsh indicated that there was some towing. A horse trailer was parked for a couple of days. The owner of the trailer did speak up and admitted to parking trailer in a corner of the lot. The trailer was there for a couple of days, it is registered and road worthy. The owner, Valery Bomgart, was shocked. She did not receive notice the trailer would be towed. She called Stillwater Management. She never received a response from Holly Bristol. Bob thanked Valery for attending the session.

Ownership of Streets and Parking.

The Metro District owns streets, parking spaces and sidewalks. How are townhomes and patio homes affected? Bob read Article I parking into the record. The Board has ultimate approval. It was pointed out by the Patio Homes reps that the Board that is referred to is the Condominiums, Town Homes, and Patio Homes not the District Board. The document Bob read into the record is stated in the rules and regulations of the District. The Board accepted the revised rules in 2011. Audrea Trehan president of the Townhome HOA handed out a document detailing the Metro District vs. HOA responsibilities. Need to establish who has the authority. Bob would like each of the HOA tell us what their rules and regulations are. All three are exactly the same. Greg Root brought up a situation where patio home owners may not be levied fines against condominium homeowners if they park in their spaces. Greg feels they do not have authority against anyone in the apartments. If there is a violation on a fire lane, sheriff's office will probably respond. Who has the authority?

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Lonie Thompson noted that the law states that owner must be given a 24 hour notice. The towing must be done by a private company. All streets are fire lanes on both side of the streets according to research done by Bobby. Lonnie Thompson indicated that the curbs must be painted. Ask our attorney to look at several issues. It is the Metro District's Board's responsibility to paint the curbs. It was suggested that we need to offer people options. What options do we have? It was suggested to do a fire district review. Bob Vaninger thought we need to do full research of this issue. Bobby Thomas thought that we need to develop a plan. Need to give notice and some sort of grace period. The Board was only interested in making sure the fire lanes are free, garages are not blocked, and streets can be plowed, and people have a place for guests to park. If a rule is violated there is a form that is supposed to be filled out. Garages are for parking of vehicles not storage of personal belongings. Need to be able to accommodate a few hours of parties, bible studies, etc. Bob V indicated that no one wants to do this.

The townhomes adjacent parking cutouts are not marked as visitor parking. Does the HOA want to have specific visitor parking? Most Board members said no. Condos need the extra spaces. The patio homes have plenty of visitor parking. There are 43 off street parking spots in DWMD. Need to get the word out. Who should do the research? Can the Metro Board assign the responsibility to another entity such as an HOA? Metro Board can do the research on the fire lanes and parking spaces. Bill Anderson is a strong believer in a grace period and a comprehensive educational program. Do the HOAs want a global solution? The answer is yes. Lee said an HOA has the power and responsibility to enforce the rules. What do you want from us?? 43 signs at \$100.00 is the cost to install additional signs. Next meeting is August 26, 2014. The only thing the Metro District can do is install signs. There is not an answer as who has the authority.

Bob thanked the community for coming and noted that the Board has learned a lot. He asked the community to send concerns and ideas to the Board.

ACTION ITEMS

Community Parking Issues and Concerns:

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- A. Condominiums: Recent implementation of a Towing service posted throughout.
- B. Patio Homes: Non community drivers parking on the North side of Gould Loop.
- C. Townhomes: The recent completion of three new buildings on Ida Drive.

Dancing Willows HOA Discussion:

- A. Condominiums
- B. Patio Homes
- C. Town Homes

FINANCIAL ITEMS None.

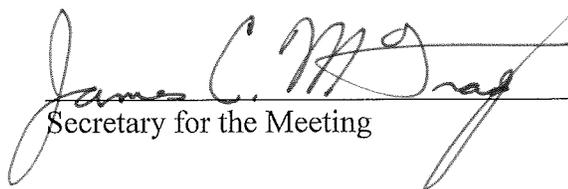
MANAGER REPORT None

COMMITTEE REPORTS None.

DIRECTOR'S ITEMS None.

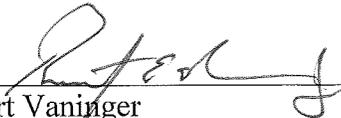
ADJOURNMENT There being no further business to come before the Board the meeting was adjourned at 7:59 p.m.

Respectfully submitted,


Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 14, 2014 MINUTES OF THE DANCING WILLOWS METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

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Robert Vaninger


Susan Root


Nancy Carson


William Anderson


Bobby Thomas