

DANCING WILLOWS METRO DISTRICT
SPECIAL MEETING – 6:30 p.m. @ Dancing Willows Subdivision
Littleton, Colorado

MEETING MINUTES DRAFT

October 3, 2013

Attending:

William Anderson, President -DWMD
Bobby Thomas, Treasurer - DWMD
Bill Bristol, DWMD
Tom Nolan, DWMD

Maryanne McGready, McGready Sisneros, P.C.
Debbie McCoy, SDMS

cc:

Lee Jennings, DWMD, (absent)

ITEMS OF DISCUSSION

1. Meeting called to order by William Anderson.
2. Disclosure of Potential Conflicts: Tom Nolan noted that he represents an HOA (not affiliated with Dancing Willows Metro District or Dancing Willows three HOA's).
3. William Anderson amended the agenda to include a statement from Debbie McCoy of SDMS.
4. Debbie McCoy distribute a letter (attached) giving Special District Management Services' (her firm) termination of services to DWMD effective at the end of 2013 (or sooner).
 - A. Ms. McCoy voiced her decision on continued "illegal meetings conducted by emails" of certain DWMD Board members, which places SDMS at risk, as well as DWMD.
 - B. Ms. McCoy noted also that her decision was based on "push-back" from certain DWMD Board members when she has given advice and provided requested information to the DWMD.
 - C. Ms. McCoy also noted that certain Board members continued to complain about the increased costs to DWMD, when said increase is due to requested information from DWMD Board members and increase in RFP's for new items of work.
5. Maryanne McGready echoed her concern over the violations of the "open meeting" laws that govern a special district.
 - A. She noted that she had previously warned DWMD that such communications of 3 or more board members is a violation and that a special district has stricter rules than what an HOA has.
 - B. She further noted that she too cannot continue to serve the SWMD Board if these violations continue.
6. A resident, Bill Kaseman commented that he appreciated the comments from Debbie McCoy and Maryanne McGready.

7. A resident, Anne Matchett requested to know the content of the e-mail messages that were sent between the DWMD Board members.
8. A resident, Chuck Danford, noted that the Board had been anything but transparent, as not everyone had a copy of the agenda or the budget (to be discussed). William Anderson countered this statement that the Board had posted the agenda in advance as required by law.
9. An unidentified resident wanted to know who on the DWMD were violating the open meeting law.
 - A. Another unidentified resident requested that Ms. McGready or Ms. McCoy identify those Board members who were in violation.
 - (1) Ms. McCoy declined and Ms. McGready noted that she would only disclose such information in an Executive Session.
10. Tom Nolan motioned for a Executive Session and Bill Bristol seconded the motion. Unanimous vote. The DWMD Board adjourned to the exterior of the building with an Executive Session with Ms. McGready.
11. DWBD Board Meeting reconvenes after the Executive Session.
 1. William Anderson noted some examples of e-mail exchanges between Board members.
 2. Bobby Thomas noted the most recent example was when he came to a scheduled meeting with Lee Jennings, Chuck Danford, a sign company and a subcontractor mason to discuss a repair or renovation of the monument signs located on both sides of Union at the Bowles entry. (Bobby Thomas and Lee Jennings are on the Monument Committee.) Mr. Thomas noted that he was late to the meeting and found that both Lee Jennings and Bill Bristol were already meeting with Mr. Danford and the sign/mason contractors.
12. A resident, Bob Vaninger, asked for the resignations of the Board members. Chuck Danford agreed and specified that Bill Bristol and Lee Jennings should resign.
13. William Anderson noted that the meeting would continue with the agenda to discuss the draft budget that was required to be discussed prior to approval in November.
14. William Anderson provided a description of the General Fund (which is a fixed obligation that cannot be changed) and turned the budget discussion over to Bill Bristol.
15. Bill Bristol noted due to the DWMD not receiving funding from the property taxes collected by Jefferson County until March 10, 2014, that the Board was in danger of being over extended.
 - A. Bill Bristol noted that this was due partly to the increased charges from SDMS, an expected overage in the paving repairs and the pending cost of election of 4 Board members in 2014.
 - B. A resident, Bill Kaseman, questioned how and why did the management company (SDMS) have increased costs. Ms. McCoy again explained that they did addition research and bidding work at the request of the Board. Bill Bristol countered that he had pulled the billings from SDMS and found only \$500 additional costs from phone conversations. Bill Bristol also noted his experience with HOA's and how DWMD should only pay a monthly flat rate for management services and not \$125 or \$75 per hour.
16. Mr. Anderson moved to discuss the Repair and Maintenance Budget.
 - A. A resident, Bob Knickerbocker, noted that the Board should consider a less elaborate sign. Chuck Danford countered that the monuments reflect an image for the community. A resident, Catherine Costello, commented that the Board should just tear down the monuments. Additional comments were exchanged amongst the audience.
 - B. Mr. Anderson declared that the Board was discussing how to replace or repair the monuments and what to budget for such work.
17. Mr. Anderson explained the bonds that the District was obligated to.
18. Mr. Anderson explained the three notes that the District was obligated to (to SDMS, McGready

- & Sisneros, and Remington Homes).
19. Mr. Anderson explained that the Board could allot half of the \$40,000 cost for the monument replacement to the 2014 budget and half to the 2015 budget.
 20. Mr. Thomas explained the efforts of the Landscaping Committee in obtaining costs for plant replacements in the traffic circle (in lieu of Keenan's previous design) and recommended that the landscaping budget would be better served to replace plants that would be destroyed with the monument reconstruction. Carol Swomley of the Landscaping Committee agreed that the Board should allot \$5000 for both 2014 and 2015 in conjunction with the monument reconstruction.
 - A. Mr. Thomas also noted that this work would also necessitate provisions of new electrical service under Union to provide better lighting of the monuments and electrical power for Christmas lights.
 - B. Mr. Thomas also noted that the Board was looking at a second boring bid to run the electrical under Union in lieu of bid from Sturgeon and also by at a bid from CASI, the current paving contractor for the District.
 - C. Mr. Thomas also noted the progress of the paving committee and that the first phase of concrete repair had been completed and that the asphalt repairs had been moved forward and scheduled to begin on October 4th. Crack sealing would be commenced later in early November.
 21. Mr. Anderson noted that \$1600 had been allotted for additional chairs and tables for the clubhouse.
 22. Mr. Anderson also noted the Clubhouse/Pool committee had obtained an \$8000 bid for an awning to be constructed on the west side of the clubhouse over the patio and noted this is a "wish list item". Bill Bristol objected to the awning stating he had done a solar analysis and did not feel an awning would be of any benefit. Mr. Anderson did not agree but agreed to remove it from the 2014 budget.
 23. Mr. Anderson noted that the Board should consider a \$3000 "reserve study" by a professional company. Bill Bristol disagreed and noted he had already prepared a "professional" study. (attached) Mr. Thomas noted that the Board should delay this item, due to the perceived budget overages. Mr. Nolan did not see anything out of line with the current reserve and that it could be adjusted as needed at later dates.
 24. It was decided that Bill Bristol should revise the draft budget per the discussions and submit to SMDS.
 25. Mr. Thomas presented a brief discussion of his attendance at the Special District Association Conference and distributed a handout entitled: "Playbill 2013, A Meeting of the Board of Directors of the Dum-Dum Metropolitan District." (attached) Mr. Thomas noted it presented examples of non-compliance with Special District Regulations and would be helpful to all the Board.
 26. Mr. Anderson presented correspondence from Lee Jennings requesting the Board prepare an RFP for Management Companies and based upon the letter from SMDS, Mr. Anderson felt the Board should move forward with an RFP.
 - A. Mr. Anderson appointed Lee Jennings and Tom Nolan and resident Jim Wilson to a committee to prepare and obtain proposals for management services. Mr. Bristol objected to Mr. Anderson's ability to appoint such a committee.
 - B. Mr. Bristol stated the Board should be able to obtain management services for \$25/hour
 27. Sharon Vaninger, resident volunteer managing the rental of the clubhouse, requested the Board institute a reduced or tiered hourly rental rate for the clubhouse (\$100/day or \$25/hr). Mr. Anderson requested that she take input from other residents and prepare a proposal for the rental

fee revision for the Board to consider at the next Board meeting in November.
28. Mr. Thomas motioned for adjournment. Mr. Nolan seconded. Motion carried unanimously.
Meeting adjourned.

Attachments:

Two sign-in sheets

Revised Draft Budget

Playbill 2013, A Meeting of the Board of Directors of the Dum-Dum Metropolitan District

Letter from SDMS, dated October 1, 2013

Twenty Year Reserve Study

We believe the following record to be an accurate summary of discussions and related decisions. We will appreciate notification of exceptions to this record within ten (10) days of its receipt. Failing such notification, we will consider this a statement of fact in which you concur.