



VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

Monday, January 15, 2024 – 6:00 p.m.

The meeting was held virtually only due to weather:

<https://video.cloudoffice.avaya.com/join/728897121>

Eric Farrar, President - Term to May 2025

Christina Sparks, Vice President - Term to May 2025

Michael Laurencelle, Treasurer / Secretary - Term to May 2025

Mick Schuhmacher, Assistant Secretary - Term to May 2027

Rich Vorwaller, Assistant Secretary - Term to May 2027

MINUTES

1. Call to Order: President Farrar called the meeting to order at 6:00 p.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Farrar confirmed a quorum was present with Director Schumacher excused. All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl.

Directors in attendance were:

Eric Farrar
Michael Laurencelle
Christina Sparks
Rich Vorwaller
Mick Schuhmacher (Excused)

Also in attendance were:

Heather Smith, WSDM – District Managers
Kevin Whatley, Rec Center
Clint, Resident
Wyatt, Resident

3. Approval of Agenda: President Farrar moved to approve the Agenda as written; seconded by Director Vorwaller. Motion passed unanimously.
4. Public Comment: The meeting was opened for public comment.
5. Regular Business Items: The Board discussed the Century Link invoice and requested Ms. Smith investigate why the tv service is still being charged. The Board discussed that it had been decided about a year ago to remove the tv service. After review, President Farrar moved to approve the Regular Business Items as presented; seconded by Director Sparks. Motion passed unanimously.
 - a. Approval of the Board Meeting Minutes from December 18, 2023

- b. Approval of Payables for the Period ending January 15, 2024
 - General Fund – \$ 23,688.96
 - Bond Fund – \$ 0.00
 - **TOTAL – \$ 23,688.96**
 - c. Acceptance of Unaudited Financial Statements as of December 31, 2023, and the Schedule of Cash Position Updated as of December 31, 2023
6. Market Update/Construction/Operations: Director Vorwaller provided an update on Ventana South and noted buyers are still interested and they are working with the City of Fountain on additional permits for new construction to meet the demand. They are closing on an estimated three homes per month.
 7. District Management Matters & Report
 - a. Review Managers Report: Ms. Smith presented the monthly Managers Report for January.
 - b. Update on Recreation Center Operations: Ms. Smith provided an update on Rec Center operations.
 8. General Business
 - a. Review and Consider Approval of 2024 Landscape Maintenance Proposal: Ms. Smith presented the 2024 landscape maintenance proposal from Weisburg. After review, Director Laurencelle moved to approve the 2024 landscape maintenance proposal from Weisburg; seconded by Director Sparks. Motion passed unanimously.
 - b. Review and Consider Approval of Pool Equipment Repair Proposal: Ms. Smith presented the pool equipment repair proposal from Front Range Aquatech. President Farrar noted an error on the proposal price. The Board tabled this item until the February meeting.
 - c. Review and Consider Approval of Rec Center Computer Upgrade Proposal: Ms. Smith presented the Rec Center computer upgrade proposal from Data Voice Options. After review, Director Laurencelle moved to authorize President Farrar to evaluate the system and make the determination to what is needed; seconded by Director Sparks. Motion passed unanimously.
 9. Adjourn: President Farrar moved to adjourn the meeting at 6:45 p.m.; seconded by Director Sparks. Motion passed unanimously.
 - a. Next regularly scheduled Board Meeting is February 19, 2024 at 6:00 p.m.

Respectfully submitted,

By: *Heather Smith*
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 15, 2024 MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Eric Farrar
[Eric farrar \(Mar 28, 2024 18:08 MDT\)](#)
Eric Farrar, President

Christina Sparks
[Christina Sparks \(Mar 30, 2024 13:08 MDT\)](#)
Christina Sparks, Vice President

Mike Laurencelle
[Mike Laurencelle \(Mar 28, 2024 10:45 MDT\)](#)
Michael Laurencelle, Treasurer

Mick Schumacher

Mick Schumacher (Mar 25, 2024 10:44 MDT)

Mick Schumacher, Assistant Secretary

Rich Vorwaller

Rich Vorwaller (Mar 30, 2024 19:19 MDT)

Rich Vorwaller, Assistant Secretary












VMD 2024.01.15 Minutes - approved

Final Audit Report

2024-03-31


Created:	2024-03-22
By:	Heather Smith (heather.s@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAARjcs1tjlz9L2FrXWsHkdofxnNwQo_V4

"VMD 2024.01.15 Minutes - approved" History

-  Document created by Heather Smith (heather.s@wsdistricts.co)
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-  Document emailed to Rich Vorwaller (rich@challengerhomes.com) for signature
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-  Document emailed to Mick Schumacher (mschuhmacher@challengerhomes.com) for signature
2024-03-22 - 2:13:24 PM GMT
-  Document emailed to Eric farrar (ejfarrar@gmail.com) for signature
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-  Document emailed to Christina Sparks (chrislparks7@yahoo.com) for signature
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-  Document emailed to Mike Laurencelle (mjl53@msn.com) for signature
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-  Email viewed by Mick Schumacher (mschuhmacher@challengerhomes.com)
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-  Document e-signed by Mick Schumacher (mschuhmacher@challengerhomes.com)
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-  Email viewed by Rich Vorwaller (rich@challengerhomes.com)
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-  Email viewed by Rich Vorwaller (rich@challengerhomes.com)
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-  Email viewed by Mike Laurencelle (mjl53@msn.com)
2024-03-28 - 4:45:10 PM GMT

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 Email viewed by Eric farrar (ejfarrar@gmail.com)

2024-03-29 - 0:08:27 AM GMT

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Signature Date: 2024-03-29 - 0:08:51 AM GMT - Time Source: server

 Heather Smith (heather.s@wsdistricts.co) replaced signer Christina Sparks (chrislparks7@yahoo.com) with Christina Sparks (crspco1@gmail.com)

2024-03-29 - 6:24:55 PM GMT

 Document emailed to Christina Sparks (crspco1@gmail.com) for signature

2024-03-29 - 6:24:55 PM GMT

 Email viewed by Christina Sparks (crspco1@gmail.com)

2024-03-30 - 7:08:09 PM GMT

 Signer Christina Sparks (crspco1@gmail.com) entered name at signing as Christina Sparks

2024-03-30 - 7:08:39 PM GMT

 Document e-signed by Christina Sparks (crspco1@gmail.com)

Signature Date: 2024-03-30 - 7:08:41 PM GMT - Time Source: server

 Email viewed by Rich Vorwaller (rich@challengerhomes.com)

2024-03-31 - 1:19:31 AM GMT

 Document e-signed by Rich Vorwaller (rich@challengerhomes.com)

Signature Date: 2024-03-31 - 1:19:48 AM GMT - Time Source: server

 Agreement completed.

2024-03-31 - 1:19:48 AM GMT