

VENTANA METROPOLITAN DISTRICT

SPECIAL MEETING

via teleconference

and at 11007 Hidden Prairie Parkway, Fountain, Colorado 80817
Monday, April 21, 2025 at 6:00 p.m. <https://ventanamd.colorado.gov/>

This meeting will be held via teleconferencing and can be joined through the directions below:

<https://zoom.us/j/85250869591>

Meeting ID: 852 5086 9591

Call-in Number: 1-719-359-4580

One tap mobile: +17193594580,,85250869591#

Eric Farrar, President	Term to May 2025
Christina Sparks, Vice President	Term to May 2025
Michael Laurencelle, Treasurer	Term to May 2025
Mick Schuhmacher, Assistant Secretary	Term to May 2027
Heather Farrar, Director	Term to May 2027

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/Director Conflict of Interest Disclosures/Affirmation of Qualifications
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
 - a. Approval of Minutes from February 24, Special Meeting (enclosure).
 - b. Ratify filing of 2024 Annual Report (enclosure).
6. Financial Matters
 - a. Consider Acceptance of Cash Position Schedule and Property Tax Reconciliation (to be distributed).
 - b. Consider Approval of Claims Payable (to be distributed).
 - c. Review and consider for approval the ColoTrust account.
 - d. Discuss options for reducing Clubhouse management hours.
 - e. Other Financial Matters

7. Legal Matters

- a. Ventana Community Covenants discussion.
 - 1. Status update regarding District's covenant enforcement authority.
- b. Review and consider adoption of Amended Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Covenant Enforcement Charges (enclosure).
- c. Review and consider adoption of Amended Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents (enclosure).
- d. Other Legal Matters

8. District Management Matters

- a. District Manager's Report (to be distributed).
- b. Review and consider approval of Management Agreement with Public Alliance LLC (to be distributed).
- c. Review and consider approval of proposal from Sport & Fitness Commercial Exercise Equipment for the installation of workout equipment, in the amount of \$4,628.52 (enclosure).
- d. Review and consider approval of proposal from Roof Connect National Roofing Services for roof replacement, in the amount of \$60,433 (enclosure).
 - 1. Consider approval of gutters and downspouts, in the amount of \$5,774.
- e. Bridge replacement.
 - 1. Review and consider approval of proposal from Timberline Landscaping, LLC to replace timber bridge, in the amount of \$7,183.76 (enclosure).
 - 2. Review and consider approval of proposal from LMI Colorado to anchor posts into the ground with rails and attach the bridge, in the amount of \$1,200 (enclosure).
 - 3. Review and consider approval of proposal from Environmental Designs for landscaping, in the amount of \$2,700.89 (enclosure).
- f. Review and consider approval of proposals for cleaning services twice a week (enclosures).
- g. Review low frequency playground inspection from Rocky Mountain Playground Services (enclosure).
- h. Discuss status of insurance claim for Clubhouse roof.
 - 1. Review and consider approval of recommendation and action plan captions for the recreation center from Engle Martin (enclosure).
- i. Discuss status of insurance claim for Filter Room explosion.
- j. Discuss status of approval from the City of Fountain of continued development.
- k. Review and consider approval of a proposal from Environmental Designs for landscape services, in the amount of \$59,735 (to be distributed).
- l. Review and consider approval of proposal from Pool Vacuum, in the amount of \$2,399 (to be distributed).
- m. Review and consider approval of Contract from Rocky Mountain Aqua Care for pool services, in the amount of \$14,765 (to be distributed).
- n. Review and consider approval of security system and access control upgrade in the amount of \$15,517.77 with an annual cost of \$2,097.90 (to be distributed).
- o. Other District Management Matters

10. Executive Session

- a. Executive Session - The Board intends to enter into executive session pursuant to § 24-6-402(4)(b), C.R.S., to conference with an attorney for the District for the purpose of receiving legal advice as it relates to potential litigation claims.

11. Other Business

12. Adjourn