

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
VENTANA METROPOLITAN DISTRICT
HELD APRIL 21, 2025**

A Regular Meeting of the Board of Directors (the “Board”) of the Ventana Metropolitan District (the “District”) was convened on Monday, May 19, 2025, at 6:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Kevin E. Whatley
Beatriz Juarez-Barrientos
Mick Schuhmacher

Also Present:

Dominique Devaney and Ryan Stevens; Public Alliance, LLC, District Manager

Tate Crosby; White Bear, Ankele, Tanaka, & Waldron, District General Counsel

Karis Clark; Public Alliance, Clubhouse Manager

LaMont Harris, Clifton Larson Allen, District Accountant

Crystal Gonzalez-Carroll, Keisha Layton, Lee Green and Lisa Bonner; Residents

**ADMINISTRATIVE
MATTERS**

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

Ms. Devaney noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Crosby noted that Disclosure Statements have been filed for all directors. No additional conflicts were disclosed.

Agenda: Ms. Devaney distributed, for the Board's review and approval, a proposed agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Whatley, seconded by Director Schuhmacher and, upon vote, unanimously carried, the agenda was approved, as amended to defer discussion on ratifying approval of proposal from Rocky Mountain AquaCare for 4 hours of pool care to the June 16, 2025 meeting.

RECORD OF PROCEEDINGS

Vacancies on the Board: The Board considered appointments of qualified electors Crystal Gonzales-Carroll and Keisha Layton to the Board of Directors to fill the current vacancies.

Following discussion, and upon motion duly made by Director Whatley, seconded by Director Schuhmacher and, upon vote, unanimously carried, the Board appointed Crystal Gonzales-Carroll and Keisha Layton to the Board of Directors and the Oaths of Office were administered.

Appointment of Officers: The Board deferred discussion until the June 16, 2025 meeting.

**PUBLIC
COMMENTS**

There were no public comments.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes from April 21, 2025 Regular Meeting.
- Ratify approval of proposal from Jani-King Porter for 8 hours of services for pool care, in the amount of \$7,644 per month.

Following discussion, upon motion duly made by Director Juarez-Barrientos, seconded by Director Whatley and, upon vote, unanimously carried, the Board approved the Consent Agenda as amended to defer discussion to ratify approval of proposal from Rocky Mountain AquaCare for 4 hours of pool care to the June 16, 2025 meeting.

**FINANCIAL
MATTERS**

Cash Position Schedule and Property Tax Reconciliation: Mr. Harris presented the Board with the cash position statement dated May 19, 2025. He further reviewed the Property Tax Reconciliation with the Board.

Following discussion, upon motion duly made by Director Whatley, seconded by Director Juarez-Barrientos and, upon vote, unanimously carried, the Board accepted the schedule of cash position, dated May 19, 2025 and the Property Tax Reconciliation.

Claims: Mr. Harris presented the Board with claims in the amount of \$25,402.84 for the period dated April 18, 2025 through May 13, 2025.

Following discussion, upon a motion duly made by Director Juarez-Barrientos, seconded by Director Whatley and, upon vote unanimously carried, the Board ratified and approved the claims as presented.

RECORD OF PROCEEDINGS

2024 Audit: The Board engaged in general discussion regarding the 2024 audit. Clarification was provided for new Board members concerning the District's bond obligations and related financial reporting. The Board directed that the formal presentation of the 2024 audit be scheduled for the June 2025 regular meeting.

Other Financial Matters: There were no other financial matters.

LEGAL MATTERS

Ventana Community Covenants:

Covenant Enforcement Authority: The Board received a status update regarding the District's covenant enforcement authority. General discussion followed, during which legal counsel provided an overview of the existing issues related to the covenants. Counsel was directed to prepare a draft resolution addressing the matter for future Board consideration.

Regulation 29 Regarding Hand-Held Lawn and Garden Equipment: Attorney Crosby discussed with the Board Regulation 29 Regarding Hand-Held Lawn and Garden Equipment.

Other Legal Matters: There were no other legal matters.

MANAGEMENT MATTERS

Manager's Report: Ms. Devaney reviewed the Manager's Report with the Board.

Status of Approval from the City of Fountain of Continued Development: The Board entered into discussion regarding the status of approval from the City of Fountain of continued development. Director Schumacher gave a brief update that initial approvals have been received by Challenger for continued development.

Proposal from Advantage Security, Inc. for Security System and Access Control Upgrade: The Board reviewed a proposal from Advantage Security, Inc. for security system and access control upgrade.

Following discussion, upon motion duly made by Director Whatley, seconded by Director Juarez-Barrientos and, upon vote, unanimously carried, the Board approved the proposal from Advantage Security, Inc. for security system and access control upgrade in the amount of \$12,861.91 with an annual cost of \$2,097.90.

Agreement with Roof Connect National Roofing Services for an Annual Inspection: The Board reviewed an Agreement with Roof Connect National Roofing Services for an annual inspection. Following discussion, the Board declined to approve the agreement.

RECORD OF PROCEEDINGS

Suspension of a Pool Guest Fee for the 2025 Pool Season, with the Implementation of Access Bracelets: The Board reviewed and considered the suspension of the pool guest fee for the 2025 pool season, in conjunction with the implementation of access bracelets. Following discussion, the Board directed Public Alliance to conduct a community survey regarding potential solutions for pool access.

Other District Management Matters: There were no other District management matters.

OTHER BUSINESS

Landscaping Improvements: The Board entered into discussion regarding potential landscaping improvements. Public Alliance was directed to identify and present proposed capital projects for consideration in the 2026 budget.


Pool and Community Events: The Board also entered into discussion concerning the possibility of hosting 21 events at the pool, as well as exploring additional solutions to enhance pool use and community engagement.

Mowing Schedule: The Board also entered into discussion concerning the mowing schedule. The Board directed Public Alliance to prepare and distribute a mowing schedule calendar.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned at 8:22 p.m.

Respectfully submitted,

By  _____
Signed by:
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Secretary for the Meeting