

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

A Regular Meeting of the Board of Directors (the “Board”) of the Ventana Metropolitan District (the “District”) was convened on Monday, July 21, 2025, at 6:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Kevin E. Whatley
Crystal Gonzalez-Carroll
Keisha Layton
Beatriz Juarez-Barrientos
Mick Schuhmacher

Also Present:

Dominique Devaney; Public Alliance, LLC, District Manager

Tate Crosby; WBA, PC, District General Counsel

Jessica Harris; Public Alliance, Lifestyle Assistant

LaMont Harris; Clifton Larson Allen, District Accountant

Christina Sparks and Noah May; Members of the Public

**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, and upon motion duly made by Director Schuhmacher, seconded by Director Gonzalez-Carroll and, upon vote, unanimously carried, the

RECORD OF PROCEEDINGS

Board approved the amended to move the acceptance of Cash Position Schedule and Property Tax Reconciliation from the Consent Agenda to Financial Matters.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

The Board considered the following actions:

- Approved approval of Minutes from June 16, 2025 Regular Meeting and June 27, 2025 Special Meeting.
- Approved approval of Claims Payable.
- Ratified approval of 2024 Audit Engagement Letter with BiggsKofford, P.C. to prepare 2024 audit.
- Ratified approval of proposal from Rocky Mountain AquaCare for pool maintenance services, providing four (4) hours of care per day at a rate of \$150 per day, seven (7) days a week, for the duration of the 2025 pool season.
- Ratified approval of Landscape Maintenance Agreement between the District and Environmental Designs, Inc., in the amount of \$6,419.24.

Following discussion, upon motion duly made by Director Whatley, seconded by Director Schuhmacher and, upon vote, unanimously carried, the Board approved the Consent Agenda as amended.

FINANCIAL MATTERS

Unaudited Financial Statements and Schedule of Cash Position: Mr. Harris discussed with the Board the unaudited financial statements, dated June 30, 2025 and the schedule of cash position, dated June 30, 2025.

Following discussion, upon motion duly made by Director Whatley, seconded by Director Gonzalez-Carroll and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated June 30, 2025 and the schedule of cash position, dated June 30, 2025.

Request for Audit Extension: The Board reviewed a Request for Audit Extension with the Board.

Following discussion, upon motion duly made by Director Whatley, seconded by Director Gonzalez-Carroll and, upon vote, unanimously carried, the Board approved the Request for Audit Extension.

Other Financial Matters: There were no other financial matters.

RECORD OF PROCEEDINGS

LEGAL MATTERS

Ventana Community Covenants:

Covenant Enforcement Authority: The Board entered into discussion regarding the District's covenant enforcement authority.

Covenant Control Resolution: The Board reviewed a Covenant Control Resolution.

Following discussion, upon motion duly made by Director Layton, seconded by Director Juarez-Barrientos and, upon vote, unanimously carried, the Board adopted the Covenant Control Resolution, subject to review and approval by Directors Layton and Juarez-Barrientos.

Resolution Creating Architectural Review Committee: The Board reviewed a Resolution Creating Architectural Review Committee.

Following discussion, upon motion duly made by Director Layton, seconded by Director Juarez-Barrientos and, upon vote, unanimously carried, the Board adopted the Resolution Creating Architectural Review Committee, subject to review and approval by Directors Layton and Juarez-Barrientos.

November 2025 Election 5.25% Limitation: The Board entered into discussion regarding the November 2025 Election and the statutory 5.25% mill levy limitation. Following discussion, the Board determined not to pursue an exemption from the 5.25% limitation at the upcoming election.

Other Legal Matters: There were no other legal matters.

MANAGEMENT MATTERS

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

Social Media Sites: The Board engaged in general discussion regarding the District's use of social media platforms.

Maintenance in Common Areas:

Payment to District Resident for Mowing Services Performed in Common Areas: The Board entered into discussion regarding a request for reimbursement in the amount of \$180 to a District resident for mowing services performed in common areas. Following discussion, the Board declined to authorize reimbursement.

Proposal from Environmental Designs, Inc. for One-Time Clean-Up of the District Corners: The Board reviewed a proposal from Environmental Designs, Inc. for a one-time clean-up of landscape corners within the District. Following review and discussion, the Board declined to accept the proposal.

RECORD OF PROCEEDINGS

Proposal from Environmental Designs, Inc. for Additional Landscape Maintenance Services: The Board reviewed a proposal from Environmental Designs, Inc. for additional landscape maintenance services. Following discussion, the Board determined not to proceed with the proposal.

Other District Management Matters: The Board entered into discussion regarding a roof damage insurance claim. The Board directed staff to follow up on water damage repairs associated with the claim.

OTHER BUSINESS

There was no other business at this time.

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 8:00 p.m.

Respectfully submitted,

By _____

Signed by:


Secretary for the Meeting