

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
VENTANA METROPOLITAN DISTRICT  
HELD OCTOBER 29, 2025**

A Special Meeting of the Board of Directors (the “Board”) of the Ventana Metropolitan District (the “District”) was convened on Wednesday, October 29, 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 and Amy Hord; 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, Mike Warpinski, Crystal Warpinski and Chris DeCarmen;  
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 Special Meeting.

Following discussion, and upon motion duly made by Director Whatley, seconded by Director Schuhmacher and, upon vote, unanimously carried, the Board approved

## RECORD OF PROCEEDINGS

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the agenda, as amended to remove the presentation from Environmental Designs, LLC and the 2024 Audit discussion.

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### PUBLIC COMMENTS

- Ms. Sparks inquired whether covenant policies are currently in place and requested clarification on the appropriate process to follow in the event of an error on an enforcement letter.
  - Mr. DeCarmen inquired as to whether an updated Service Plan has been prepared.
  - Mr. Warpinski inquired regarding the areas within the District that receive snow plowing services.
  - Ms. Warpinski inquired about the process for submitting questions to the Board for discussion at future meetings.
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### CONSENT AGENDA

The Board considered the following actions:

- Approval of Minutes from September 22, 2025 Special Meeting.

Following discussion, upon motion duly made by Director Gonzalez-Carroll, seconded by Director Whatley and, upon vote, unanimously carried, the Board approved the Consent Agenda as presented.

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### FINANCIAL MATTERS

**Cash Position Schedule and Property Tax Reconciliation:** Mr. Harris discussed with the Board the Cash Position Schedule, dated September 30, 2025 and Property Tax Reconciliation.

Following discussion, upon motion duly made by Director Whatley, seconded by Director Gonzalez-Carroll and, upon vote, unanimously carried, the Board accepted the Cash Position Schedule, dated September 30, 2025 and Property Tax Reconciliation.

**Claims:** Mr. Harris presented the Board with claims for the period dated September 10, 2025 through October 26, 2025, in the amount of \$166,394.32.

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.

**Automatic Payments for District Utility Accounts:** The Board entered into discussion regarding the establishment of automatic payments for District utility accounts.

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director Whatley, seconded by Director Gonzalez-Carroll, and upon vote, unanimously carried, the Board approved the establishment of automatic payments for District utility accounts.

**Other Financial Matters:** There were no other financial matters.

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### **LEGAL MATTERS**

#### **Ventana Community Covenants:**

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

**Other Legal Matters:** The Board engaged in general discussion regarding the District's covenant resolution and its governing authority.

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### **MANAGEMENT MATTERS**

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

**Proposals for Snow Removal Services:** The Board reviewed proposals for snow removal services.

Following discussion, upon a motion duly made by Director Juarez-Barrientos, seconded by Director Whatley and, upon vote unanimously carried, the Board approved the proposal from Environmental Designs, Inc. for snow removal services.

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

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### **OTHER BUSINESS**

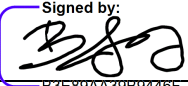
**Budget Hearing:** The Board confirmed their attendance at the Budget Hearing scheduled for November 17, 2025, at 6:00 p.m.

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### **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 7:15 p.m.

Respectfully submitted,

By    
 Signed by: B3E89AA39B9446F...   
 Secretary for the Meeting