

RECORD OF PROCEEDING

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF:

DANCING WILLOWS METROPOLITAN DISTRICT

HELD TUESDAY, OCTOBER 29, 2024, AT 5:00 P.M.

ATTENDANCE

The special meeting of the Board of Directors of the Dancing Willows Metropolitan District, Jefferson County, Colorado was called and held, as shown, in accordance with the laws of the State of Colorado. The following Directors were acting:

Kirk Oglesby, President
Susan Robitaille, Vice President
Patrick O'Keefe, Treasurer
Clinton Popovich, Secretary
Linda Rohlman, Director

Other participants identified in attendance:

Ashly Dorey & Marcos Pacheco, CRS of Colorado
Bob McKenry
Bob Wessels
Linda Davis
Kay Jackson

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 5:07 p.m.

CONFLICTS OF INTEREST

There were none.

APPROVE AGENDA

The agenda was approved as presented.

PUBLIC COMMENT

Ms. Linda Davis asked for some clarification on the snow trigger depths for this upcoming snow season. She asked that some information be shared with the community and DW United to prepare the community for the impending snowstorm.

Director O'Keefe noted that the Board did not take action at the last meeting regarding procedure for snow concerns from residents, he sees the value in having residents reach out via email to limit phone calls. Director Oglesby noted that he has some concerns about having all reports go to the District Manager, as some concerns can be handled by HOA representatives and Board Members. He feels there is still some value in having Board members weed out some concerns. Directors Robitaille and Popovich agreed. There was some discussion around the procedure for resident concerns. The Board determined to continue the same procedure as last year, with emails only. Residents should reach out to their HOA contact with concerns about snow damage or missed sections.

Ms. Dorey asked the Board to consider if they would like to have the contractor place snow stakes around the community this year. There was some discussion around the benefit of the stakes to help limit damage and to help guide the crews to the proper areas that need to be done. The Board decided to proceed with snow stakes this season, and asked to have the contractor place less stakes this season.

FINANCIAL MATTERS

- a. Conduct Public Hearing for the 2025 Proposed Budget: Mr. Pacheco noted the public hearing was published in the Golden Transcript and noticed in accordance with Colorado law. Director Oglesby opened the public hearing. Mr. Pacheco reviewed the proposed 2025 budget beginning with providing the preliminary assessed valuation for the District at \$10,964,033 and the potential revenue the District can collect. He then reviewed the General Fund and all expenditure line items, the Debt Service Fund and the Capital Projects Funds. There was discussion regarding projected expenditures of District projects including asphalt and concrete replacement, potential replacement of the pool heater and potential replacement of the pool fence. The Board decided to increase the budget for asphalt and concrete as inflation continues to drive those costs up. There was some further conversation around replacing the pool fence and entry system. The Board then discussed replacing the pool heater before next summer. Ms. Dorey will get the formal quote from Ron & Sons for replacement and ask about the details for ordering.

Director Rohlman voiced concerns about the District's reserve funds and suggested the Board consider increasing the mill levy to account for expenditures and maintaining reserves. It was noted that the District is currently able to collect up to \$500,000 annually, and the District could reach that ceiling within the next few years. Director O'Keefe agreed that it may be time to look at an election question to potentially raise that cap and include the ability to account for inflation. Mr. Pacheco suggested the Board consider looking into a reserve study to get a professional opinion on the matter and then have the information to present to the community.

Director O'Keefe asked for a copy of the budget be provided to the Board with both the same mill levy as last year at 34.018 and increased by 5 mills at 39.018 for review. Mr. Pacheco noted that the Board will adopt the 2025 budget at the December meeting, so there is still time for adjustments. Director O'Keefe asked CRS to provide some more information on a Reserve Study for the next meeting. With no comment from the public, Director Oglesby closed the public hearing.

OTHER BUSINESS

No other business.

ADJOURNMENT

Director O'Keefe moved to adjourn the meeting at 6:27 p.m., upon second by Director Popovich, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

Secretary for the Meeting