

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD THURSDAY DECEMBER 14, 2023

A regular meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on Thursday, December 14, 2023, at 6:30 p.m.

### ATTENDANCE

The regular meeting of the Board of Directors of the Dancing Willows Metropolitan District was called and held, as shown, in accordance with Colorado law. The following Directors were present:

#### In attendance were Directors:

Kirk Oglesby, President/Assistant Secretary  
Patrick O'Keefe, Treasurer/Assistant Secretary  
Susan Root, Secretary

#### Other participants identified in attendance:

Ashly Dorey, CRS of Colorado  
Marcos Pacheco, CRS of Colorado  
Michael Schenfeld, CRS of Colorado  
Clint Flynn  
Bob Carson  
Linda Davis  
Kay Jackson  
Gloria Steinmetz  
Jo Wessels  
Bob Wessels  
Doug Cox  
William Anderson  
Marilyn Purpura  
Linda Rohlman  
Carol Swomley  
Robert McKenry  
Linda Stearns  
Connie Campman

### PUBLIC COMMENT

Bob McKenry reported on snow removal and his conversations with the snow crew from CDI. Overall, he was very happy with their work and response time.

Carol Swomley reported that winter watering is on hold until necessary. She would still like to see the rock remedied along the new fence; she plans to meet with Tim Barrett and Ms. Dorey after the first of the year to assess. She also discussed the fungus that has infected the 2 Japanese Lilac trees near the pool; they were previously treated for fire blight, which was not the proper solution. They will likely need to be removed.

## RECORD OF PROCEEDINGS

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Linda Stearns expressed her support for budgeting for project management.

CALL TO ORDER  
DISCLOSURE OF  
CONFLICTS OF INTEREST

The meeting was called to order by Director Oglesby at 7:01 PM. There were no potential conflicts of interest that were disclosed.

AGENDA APPROVAL

The agenda was approved as presented.

MINUTES

The Board reviewed the minutes for the October 11, 2023, meeting. Director Root moved to approve the minutes as presented, upon second by Director O’Keefe, a vote was taken, and motion carried unanimously.

FINANCIAL

Payment of Claims: The Board reviewed the payment of claims to be ratified and approved represented by check nos. 3069-3080 and EFT 44-48. Director Root moved to approve the claims, upon second by Director O’Keefe, a vote was taken, and motion carried unanimously.

Approve Unaudited Financial Statements: Mr. Pacheco reviewed the unaudited financial statements. Director O’Keefe moved to approve the financial statements as presented. Upon second by Director Root, a vote was taken, the motion carried unanimously.

Consider Adoption of Proposed 2024 Budget: Mr. Pacheco noted that a line item will be added under Operations & Maintenance for arborist work in the amount of \$6,000 as discussed. He reviewed the budget as presented. There were no questions. Mr. Pacheco gave a brief overview of the special legislative session and how it relates to the District and then reviewed property tax revenue. After some discussion, Director Root moved to approve the 2024 Budget and authorizes CRS to make necessary adjustments once final AV’s are available from the County. Upon second by Director O’Keefe, a vote was taken, and the motion carried unanimously.

Consider Adoption of 2023 Budget Amendment: Mr. Pacheco gave an overview of the 2023 Budget Amendment. Director Root moves to approve the 2023 Budget Amendment Resolution. Upon second by Director O’Keefe, a vote was taken, and the motion carried unanimously.

Approve Audit Engagement with Haynie & Co. to Conduct the 2023 Audit: Director O’Keefe moved to engage Haynie & Co. to conduct the 2023 audit for the District. Upon second by Director Root, a vote was taken, and the motion carried unanimously.

HOA REPORTS

Patio: Bob McKenry reported the Patio Homes now have a full Board of Directors as they’ve filled the vacant seat. They have completed some crack sealing this year and plan to complete concrete

## RECORD OF PROCEEDINGS

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leveling next. Lastly, they are working to get their documentation up to date.

Townhomes: No report.

Condos: Kay Jackson reported her term will end at the end of the month. They already have another resident interested in filling her position.

### MANAGER'S REPORT:

Ratify Keesen Work Orders for Holiday Lights, Winter Watering and Approval of Streamline: Director O'Keefe moved to ratify the approval of holiday lights, winter watering and Streamline. Upon second by Director Root, a vote was taken, and the motion carried unanimously.

Consider Approval of Management/Accounting Contract with CRS: After a short discussion, Director Root moved to approve the management and accounting contract with CRS for 2024 and 2025. Upon second by Director O'Keefe, a vote was taken, and the motion carried unanimously.

### DIRECTOR'S ITEMS

Consider Approval of the Proposals Provided by Donovan Arborists: Carol Swomley explained that Donovan Arborists are true arborists, knowledgeable in their trade. Tree pruning in the District has not been completed for about 5 years and structural pruning is necessary at this time. Ms. Swomley recommends an annual contract with Donovan Arborists to keep up with pruning, this will also save the district from having larger work orders such as the one provided today. The Board would like to add a line item to the 2024 Budget for arborist work. Director Root moved to approve the 2 proposals provided by Donovan Arborists for pruning and to remove the Japanese Lilacs. Upon second by Director O'Keefe, a vote was taken, and the motion carried unanimously.

Consider Approval of the Proposals Provided to Replace Parking Signs: Ms. Dorey reviewed the 2 proposals from 303 Sign Company and Forum Engraving. MarShe noted that 303 Sign Company quoted her \$75 each to move existing signposts that are covered by trees. Being this was not listed on 303 Sign's proposal, the Board asked for verification of the price to move existing signs. Director O'Keefe moved to approve the 303 Sign Company proposal upon clarification of relocation price. Upon second by Director Root, a vote was taken, and the motion carried unanimously.

Discussion of Snow Removal Trigger Depths: Director Oglesby led a discussion about the snow trigger depths currently in place. A discussion was had, and the Board determined to keep the triggers as are for the remainder of the season, and review for next year.

## RECORD OF PROCEEDINGS

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### COMMITTEE REPORTS

Communications: Director Oglesby noted the only update will be the new website going live soon.

Landscape: Ms. Swomley reported the best time for the arborist work to be completed is late January or February. Winter watering will be completed if and when necessary.

Streets: Director Oglesby reported that more street work will be done in 2024. He will do a walk with the contractor sometime in March.

Clubhouse: Director Root reported that the fire inspector was in yesterday and the new cleaners are still working out great. Additionally, the clubhouse now has Quantum internet.

Finance: There was no report.

Monuments and Fence: Ms. Swomley noted that the monument at the main entrance seems to be separating from the rock wall, it's likely sinking.

Snow: There was no further report.

Pool: There was no report.


### OTHER

There was none.

### ADJOURNMENT

Director O'Keefe moved that the meeting be adjourned at 8:01 PM, upon second by Director Root, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

DocuSigned by:  
  
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Secretary for the Meeting