

# RECORD OF PROCEEDINGS

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**MINUTES OF A SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF  
DANCING WILLOWS METROPOLITAN DISTRICT  
HELD  
Thursday, March 16, 2023**

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on Thursday, March 16, 2023, at 6:30 PM

**ATTENDANCE**

The special 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:

Robert Faiks, President  
Douglas Cox, Vice President  
Susan Root, Treasurer/Assistant Secretary  
Patrick O’Keefe, Secretary  
Kirk Oglesby, Assistant Secretary

Other participants identified in attendance:

Marcos Pacheco, CRS of Colorado  
Greg Root  
Diane Perez  
Nora Ruppert  
La Rane Welman  
Carol Swomley  
Linda Stearns  
J & Bob Wessels  
Bob & Debby Plautz  
Barb Danford  
Cary & Jennifer Lewis  
Gloria Steinmetz  
Marilyn Purpura  
Sharon Bennett  
Ron Wheat  
Linda Rohlman  
Bob McKenry

**PUBLIC COMMENT**

Debby Plautz – Debby lives in the town homes and would like to see a change in the RV parking rules. Parking allowed the night before and after a trip to allow for packing and cleanup. Do not want to park on Ida or Taft because electrical is not assessable and according to Jefferson County Sheriff, thefts are up substantially. Keeping the vehicle/trailer close to the resident would be beneficial. Asked if this topic could be added to today’s meeting.

**CALL TO ORDER  
DISCLOSURE OF  
CONFLICTS OF INTEREST**

The meeting was called to order by Director Faiks at 6:35 PM. There were no potential conflicts of interest that were disclosed.

# RECORD OF PROCEEDINGS

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## AGENDA APPROVAL

Per public comment, the Board amended the agenda to include RV Parking and moved to approve the agenda as amended. Upon motion by Director O’Keefe and second by Director Root, vote was taken, and the motion carried unanimously.

## MINUTES

The Board reviewed the updated November 7, 2022, meeting minutes provided to the board on March 15, 2023. The minutes were approved. Upon motion by Director Oglesby and seconded by Director O’Keefe, vote was taken, and motion carried unanimously.

## FINANCIAL

Approval of Claims: The Board reviewed the claims to be ratified represented by 2953 – 2981 and EFT-auto-payments and wire dated from 12/29/22 to 02/06/2023. Director Root moved to approve the claims, upon second by Director Oglesby, vote was taken, and motion carried unanimously.

The Board reviewed current claims to be approved represented by check nos. 2982 – 2988. Director Cox moved to approve the current claims, upon second by Director Root, vote was taken, and motion carried unanimously.

Financial Statements and Cash Position: Mr. Pacheco reviewed the financial statements and cash positions. After discussion, Director Oglesby moved that the Board accept the financial statements as presented. Upon second by Director Root, vote was taken, and motion carried unanimously.

## HOA REPORTS

Patio Homes: Bob McKenry noted that the HOA had a recent meeting and thanked CRS for updating the website. Shared news that a resident passed away then introduced the new resident of the patio home.

Townhomes: Cary Lewis reported that the painting of 4 units should be completed by the end of March. Waiting for warmer weather before more action, also looking into insurance.

Condos: There was a discussion about parking regulations and the difference between the Metro District and the HOA policy. Director Faiks highlighted the Metro District Rules to all the residents. Discussion and questions regarding parking, guidelines, rules and policy. The District was asked how their parking is monitored, it is a response to resident complaints. The current policy on parking violations is to wait for a resident complaint and then a Board member observes the offense and takes appropriate action. In the case of a potentially abandoned vehicle, the Board member will ticket the vehicle and it is subject to towing after 7 days. Resident complaints are not shared.

# RECORD OF PROCEEDINGS

---

## MANAGER'S ITEMS

Marcos reported on the election. The community thanked Director Cox for his services.

## DIRECTOR'S ITEMS

### Bids for the Resurfacing of the Pool.

Director Faiks reported the bids received have been circulated to the Board. All bidders provided quotes for blue quartz and some bidders provided additional options. Director Faiks summarized the information received and noted Advanced Pool responded with the most detailed information and visited the District's pool. The company Hanavan also provided detailed information. After discussion by the Board, motion to accept Advance Pools bid with Hanavan as a secondary option if scheduling request such a decision made and an additional 5k if required, for tenting. Upon motion by Director Root, second by Director Oglesby, and upon vote, the Board unanimously approved Advance Pools' bid for resurfacing the pool.

### Bids for Fence Replacement.

Director Root reported on the bids included to replace the fencing along Bowles. The bids were to include both Trex and Wood style fences. Both companies have solid ratings and reviews. Extensive discussion surrounding the type of fencing, the pros and cons and timeline to begin work. Director Faiks suggested the Board conduct a town-style meeting to obtain opinions of the residents interested, then the official decision can be made at the June Board meeting.

### Handicap Access to Mailboxes in the District.

Bob McHenry updated the Board regarding a new resident needing handicap access to the mailbox on the north side of the District. Mr. McHenry educated the Board on what would be needed in order to obtain ADA compliance. In the meantime, a request to have the mail delivered to the resident door has been made. Director Faiks stated according to the USPS, they do not have ADA requirements, extensive discussions took place. CRS and Director Root will reach out to Cassandra with DACS to obtain and estimate for create ADA accessibility. Director Faiks suggested to setup a committee to work towards a resolution.

### Bids for Annual Pool Maintenance.

Director Faiks explained the difficulties in obtaining bids for the pool maintenance. The two bids received were from MetroPools and Ron and Sons for a one-year general service maintenance, opening and closing agreement. After discussion by the Board, the motion to accept Ron and Sons bid at \$8,350 was approved. Upon motion by Director Root, second by Director Oglesby, and upon vote taken, the Board unanimously approved the contract with Ron and Sons.

### Added Item – RV Parking.

The request to have parking for an RV the night prior and after a trip was discussed. A trial base will be as follows. A resident will be required to notify a board member and their neighbor of their trip

# RECORD OF PROCEEDINGS

---

plans. Discussion regarding whether the rules will need to be modified.

## COMMITTEE REPORTS

Communications Committee: Linda Sterns and Jo Wessels gave a presentation. They thanked the Board and HOA representatives for working with them on the snow removal this year. They outlined the hard work that goes into making the decisions with snow removal and noted every storm creates many comments. And proceeded to talk about replies they had received.

Landscaping Committee: Carol Swomley noted the following schedule, May 6<sup>th</sup> – Patio Home Improvement Day, May 13 – Metro Community Day, May 20 – Townhome Day and May 27-planting annual at main entrance. Mid-April there will be a walk about to see what projects need to be completed on community day. Items currently noted are bushes and perennials to be fertilized. The general idea for planting beds is the front row to be white flowers, second row geraniums and back row to be determined. Ms. Swomley is planning to visit a nursey for ideas.

Street Committee: Director Oglesby is working to finalize the contract on the street work and continuation of the annual street work. This year should complete all alley work. The question on the fire lane at the end of W. Gould Place was investigated. Because the alley way is longer than 150 feet the County requirement is that the area must be designated as a fire lane and not allowed for parking. Mr. McKenry raised a concern that DACS completed their work too fast on the seal against the sidewalk and is showing disintegration, which needs to be repaired. There were additional concerns brought to the committee's attention.

Clubhouse Committee: Director Cox updated the Board that the club house is being cleaned regularly and all appliances are working properly. A discussion about the cleanliness of the tile was brought up, appropriate measures will be taken to take care of the issue.

Financial Committee: Director O'Keefe is working on the internet and phone system and confirmed that the phone line will no longer be needed due to the fire system is linked to cellular. He is obtaining bids on the internet. The District can terminate the Century Link phone line if the Board would like to do so.

Monuments Committee: No report.

Snow Contract/ Removal Committee: Director Faiks noted the area was plowed once in January and February. Residents brought up different areas of concern.

Pool Committee: No Report.

# RECORD OF PROCEEDINGS

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OTHER

There was none.

ADJOURNMENT

Director Oglesby moved that the meeting be adjourned at 8:37 p.m., upon second by Director O'Keefe vote was taken, and the motion carried unanimously.

Respectfully submitted,

  
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Secretary for the Meeting