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DANCING WILLOWS METROPOLITAN DISTRICT
Regular Board Meeting Minutes

Meeting Date: Thursday June 11, 2026
Meeting Time: 6:32 pm to 8:03 pm
Meeting Location: Dancing Willows Clubhouse (11893 W Long Circle, Littleton, Co 80127)

I. Roll Call (6:32 pm)

A special meeting of the Board of Directors of the Dancing Willows Metro District (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following directors were in attendance:

Directors	Office	Attendance
Susan Robitaille	President	Present
Fayre Ruszczyk	Vice President	Present
Linda Rohlman	Treasurer	Present
Bill Kaseman	Secretary	Absent (excused)
Vacancy		

Also, in attendance was Charles Wolfersberger and Jennifer Brink (District Manager) with Wolfersberger LLC; The following homeowners were in attendance: Kenneth Kaul, Robert Raguso, Carol Swomley, Clint Flynn, Gloria Steinmetz, Richard Molenare, Todd and Mary Ivyl, Philip Zueck, Kay Jackson, Jocelyn Shaughnessy, Bob and Nancy Carson, Rawlyn Supon, Katrina Hart, Irene Weizel, Jim Oberriter and Bob Wessels.

Call to Order

The meeting was called to order by Director Robitaille. Director Robitaille noted that a quorum of the Board was present and the Directors confirmed their qualification to serve, the meeting notice was duly posted on the District's website and, therefore, called the special meeting of the Board of Directors of the District to order.

II. Disclosure Matters

The District Manager reminded the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which three Board members disclosed no conflicts of interest.

III. Administrative Matters

1) Meeting Agenda: The Board reviewed the agenda as presented by the District Manager. Director Robitaille moved to approve the agenda as presented. Director Ruszczyk seconded the motion and the Board voted 3-0 to approve the agenda.

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2) Review and consider minutes from April 7, 2026 board meeting. The Board reviewed the drafted minutes for the April 7, 2026 board meeting. Director Robitaille motioned to approve the minutes for the April 7, 2026 board meeting as presented. Director Rohlman seconded the motion and the Board voted 3-0 in favor of the motion.

3) Review and consider minutes from March 12, 2026 board meeting. The Board reviewed the drafted minutes for the March 12, 2026 board meeting. Director Robitaille motioned to approve the minutes for the March 12, 2026 board meeting as presented. Director Rohlman seconded the motion and the Board voted 3-0 in favor of the motion.

4) Review and consider adoption of proposed CORA policy. The Board reviewed and discussed the proposed CORA policy. Director Robitaille motioned to approve the proposed CORA policy. Director Ruszczyk seconded the motion and the Board voted 3-0 in favor of the motion.

IV. Public Comments –None

V. Director Matters – None

VI. Financial/Contractual Matters:

1) Review and consider payment of claims: The Board reviewed the schedule of check payments (checks #100009 to #100026 and checks #1-4) totaling $51,170.37. Director Robitaille motioned to approve the payment of claims as presented and Director Robitaille seconded the motion. The Board voted 3-0 to approve the motion.

VII. Capital Asset Matters

1) Status Update- Underdrain System: The board discussed that the underdrains are supposed to be flashed out annually, Apex Inc has located 37 of the 56 drains, noting that 6 of the drains are not correct and need corrected.

   Action Item #1: The district manager will get in touch with APEX to get an update on status and next steps.

2) Status Update- Key fob: The board reported that 235 key fobs have been given out.

3) Status update- pool management: The board discussed and reviewed some of the rules regarding number of guests should be total of 5, not letting people in if they don't have a key, 12 and under are not allowed in the hot tub, and pool toys should be only for the pool.

   Action item #2: The board request that Linda send out an email blast reminder of the pool rules.

4) Review and consider Asphalt bids: Director Rohlman is working on getting bids, currently has 3 bids. Director Rohlman has walked through with several people in the community as well as contractors. The board discussed the option of putting in speed

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bumps. Director Fuszczyk motioned to approve up to $250,000 and to get a better comparison of apples to apples bids to make a better comparison and then decision. Director Robitaille seconded the motion and the board voted 3-0.

Action item #3: Director Rohman and Rob Phillips who is homeowner agreed to look into the pros and cons of putting in speed bumps regarding especially emergency vehicles and also older people with spine injuries etc.

5) Review and consider Community Garden: Director Ruszczyk discussed possibility of having a community garden, it was brought up that the community garden church has a community garden and it is open to the public.

Action item #4: Director Ruszczyk will put together a survey

6) Review and consider Composting: Director Ruszczyk discussed composting there is a program where if 15 people participate the cost is $19.00 where a receptacle will be provided and they pick up once a week.

Action item#5: Director Ruszczyk will put together a survey

7) Review and discuss- E-Bikes: The board discussed that all e-bike riders are required to wear a helmet. Because this is not a gated community we can't stop them from coming into the community.

8) Review and discuss Hoa vs District's responsibilities: Director Ruszczyk reported that she is working on currently working on archiving all of the documents and once the website is complete everything will be updated.

9) Review and discuss roadway maintenance: The board discussed this in regard to the Asphalt bids.

VIII. HOA Reports

1) Patio Homes: – no homeowners were in attendance to provide a report.

2) Townhomes: – no homeowners were in attendance to provide a report.

3) Condominiums: Director Robitaille reported that there is still concrete repairs being made, in the process of mapping out all the sidewalks that are sinking to get taken care of this summer.

IX. Committee Reports

1) Communications Committee: Director Ruszczyk is currently working on a monthly communication of tips on watering and lessons relating to metro districts and the effects in Colorado.

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2) Landscaping Committee: Carol Swomley reported that there are 9 trees that will be removed. She reminded the board about the water restrictions.

3) Streets, Sidewalks and Underdrain Committee: The board reviewed and discussed the underdrains and streets.

4) Clubhouse Committee: Director Robitaille discussed that people need to clean up after themselves that those that come in and clean up are volunteers.

5) Finance and Budget Committee: The district manager reported that he has finished the financials and the audit for 2025 should be completed in the next week. He also let the board know that the budgeted amount for capital projects is $306,000 with (1)$190,000 for streets, (2) 20,000 for clubhouse, (3) $41,000 concrete repairs at the pool and (4) $55,000 for the underdrains.

6) Monuments and Fence Committee: The board discussed that the monuments have been painted and that they look great.

7) Snow Committee: None

X. Social Events

1) Review and discuss 2026 summer event calendar: There were no activities discussed.

XI. Adjournment (8:03 pm)

There being no further business to come before the Board, and upon motion duly made by Director Robitaille and unanimously carried, the meeting was adjourned. The next regularly scheduled board meeting will be held at Thursday, September 10th at 6:30 at the Dancing Willows Clubhouse (11893 West Long Circle Littleton, CO 80127)

Signed by:
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Secretary

9/17/2026
Date