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DANCING WILLOWS METROPOLITAN DISTRICT
Special Board Meeting Minutes

Meeting Date: Thursday, July 16, 2026
Meeting Time: 11:01am to 12:31pm
Meeting Location: https://meet.goto.com/jbrink/districtboardmeetingroom6

I. Roll Call (11:01am)

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 (left mtg at 11:30am)
Linda Rohlman	Treasurer	Present
Bill Kaseman	Secretary	Present
Vacancy		

Also, in attendance was Jennifer Brink (District Manager) with Wolfersberger LLC; No other homeowners were in attendance.

II. 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.

III. 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 four Board members disclosed no conflicts of interest.

IV. Administrative Matters

1) Meeting Agenda: The Board reviewed the agenda as presented by the District Manager. Director Ruszczyk moved to approve the agenda as presented. Director Kaseman seconded the motion and the Board voted 4-0 to approve the agenda.

V. Public Comments –None

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VI. Director Matters – Directo Robitaille let the board know there is a crack in the pool. Will work with the company that did the last work on the pool to see about warranty

VII. Financial/Contractual Matters:

1) Review and consider bids for Asphalt Paving: The board reviewed the three bids for the paving and resstriping. Direct Kaseman motioned to approve the Foothills Paving Bid. Director Ruszczyk seconded the motion and the board voted 4-0 to approve the bid. The board also discussed doing a survey of the homeowners to see about installing speed bumps.

   Action item #1: The district manager will work on submitting a survey to see if the need is there to have speedbumps installed at the same time the paving is being completed.

2) Review and discuss perimeter fencing (north side of condos): The board discussed the perimeter retaining wall on the Northwest Side of the community, the capstone along the top has shifted and will need to be fixed. The board discussed the need to verify the property line and check with the county maps to determine if truly is district's responsibility. Director Robitaille motioned to put together a committee to determine boundary issues in regard to the wall. Director Kaseman seconded the motion, and the board voted 3-0 to approve the committee.

VIII. Landscape:

1) Discuss additional watering for trees if needed: The board discussed that the extra watering should be part of Keesen's contract and should be budgeted as part of the landscaping contract.

IX. Pool/Clubhouse

1) Review and discuss pool ADA compliant rules**:** The Board discussed ADA compliance and accessibility at the community pool following a homeowner's concern regarding the inability to access the pool while using a wheelchair. The Board is currently reviewing the requirements for ADA compliance and has reached out to the association's attorney for guidance regarding the applicable requirements. The Board was advised that an accessible means of entry will be required, which may include either installing a pool access slope or a pool lift. The Board will continue to review the requirements and determine the appropriate course of action.

X. Adjournment (12:31pm)

There being no further business to come before the Board, and upon motion duly made by Director Kaseman and unanimously carried, the meeting was adjourned. The next regularly scheduled board meeting will be held at 6:30pm on Thursday September 10, 2026 at the Dancing Willows Clubhouse (11893 West Long Circle Littleton, CO 80127)

Signed by:

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Secretary

9/17/2026

Date