



Regular Meeting Minutes
June 21, 2017

1. Call to Order

The Carbon Valley Parks and Recreation District (CVPRD) Board of Directors meeting was held on Wednesday, June 21, 2017 at the Carbon Valley Recreation Center Administrative Building. President Wingerberg called the meeting to order at 6:30 PM.

2. Pledge of Allegiance

The Pledge of Allegiance led by President Wingerberg.

3. Roll Call

Directors: Roger Wingerberg – President
 Tracie Crites – Vice President
 Cody Childers – Secretary
 Todd Schoenleber – Treasurer
 Sean Lacefield
 Lita Reser
 Madelyn Tippin

Also Present: Ross Blackmer, Executive Director
 Abigail Hebert, Executive Administrative Assistant
 Paul Rufien, Legal Counsel

4. Approval of Agenda

President Wingerberg commented he would like to make a change to the agenda. Under section 7. Discussions, he would like to move section b. Board Officers Election to section c. and move section c. MOU Discussion to section b.

The Board members all agreed to move section b. Board Officers Election to section c. and move section c. MOU Discussion to section b.

5. Consent of Agenda

a. Review of May 2017 Financials – Ross Blackmer asked if the Board members had any questions in reviewing the May 2017 financials.

Director Reser asked a question about the majority of the refunds. Ross Blackmer commented the majority of the refunds could be for the massage person because she gets a percentage of the massages that are done by her in the center.

Vice President Crites asked if the Diamond Tours was the trip that the Seniors are currently on to Washington D.C. Ross Blackmer commented yes, they left yesterday morning.

Treasurer Schoenleber asked how long the Seniors would be gone on this trip. Ross Blackmer commented a week and at least 40 Seniors have gone on the trip. Treasurer Schoenleber asked how many were there in the past? Ross Blackmer commented we offer trips all the time. Treasurer Schoenleber commented he thought that they did one

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last year and if he remembers correctly, there were only 12. Ross Blackmer commented there is a possibility, but there would be no reason for the District to only take 12.

b. Approval of April 19, 2017 Regular Meeting Minutes as amended – Ross Blackmer asked the Board members if they had any questions or discussions they wanted to have around the April 19, 2017 Regular Meeting Minutes as amended.

Vice President Crites thanked Abbigail Hebert for her time spent on correcting the April 19, 2017 Regular Meeting Minutes. Treasurer Schoenleber also thanked Abbigail Hebert as well.

A motion was made to approve the April 19, 2017 Regular Meeting Minutes as amended by Treasurer Schoenleber; seconded by Director Tippin.

Discussion:

Director Reser commented on page 4, 'Vice President Crites asked if they [Sweetgrass Investors LLC] provided us with an estimation of how many homes when they give us an inclusion like this. Ross Blackmer said no, but he could reach out to the City of Dacono and see what they have plotted in that'. Director Reser asked Ross Blackmer if he has reached out to the City of Dacono and found out how many homes. Ross Blackmer commented no, he has not.

Director Reser commented on page 5, section c, second paragraph; 'President Wingerberg asked if this was the addition that was made at the beginning of the meeting. Ross Blackmer commented yes, 7C. President Wingerberg commented we do not have a packet'. Director Reser asked if Ross Blackmer ever came up with that packet. Ross Blackmer commented yes and then the Board members approved it at last meeting in May.

Vice President Crites asked Director Reser if she meant the Weld County Properties. Director Reser commented yes.

Vice President Crites asked Ross Blackmer if he minds checking how many they are planning to plot in Sweetgrass. Ross Blackmer commented yes. Treasurer Schoenleber asked if Ross Blackmer could have that answer to the Board members by the next Study Session or an email would also work. Ross Blackmer commented yes.

A vote was taken:

Secretary Childers – yes, Vice President Crites – yes, Director Lacefield – yes, Director Reser – yes, Treasurer Schoenleber – yes, Director Tippin – yes, President Wingerberg – yes; the motion was carried.

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c. Approval of May 17, 2017 Special Meeting Minutes – Director Reser commented on top of page 7, where it says, ‘Secretary Childers commented that was going to be on the tail end of the new dictation software, correct?’ Did anything happen with that? Abbigail Hebert commented the company has not gotten back to her. She has tried reaching out several times and it came up as a dead end. She believes that her contact either quit or is no longer talking with her, but she is still on the research end of the dictation software.

Director Reser commented the next to the last paragraph where it says, ‘Secretary Childers commented on page 4, section c; he thought that we labeled the financial specialist as the financial manager.’ Is that fixed now. Abbigail Hebert commented yes.

Director Reser commented on page 9, section c. 2016 Audit begins, did that get done on time? Ross Blackmer commented the 2016 Audit sits in front of the Board members. Director Reser commented that would be this document? Ross Blackmer commented yes. Director Reser commented thank you. Ross Blackmer commented it is early. It is not due to the Board members until June 30. Director Reser commented good job. Vice President Crites commented nice!

Director Reser commented on page 11, second paragraph where it says ‘President Wingerberg asked if we were on a growth track. Ross Blackmer commented he is not sure and does not have the numbers with him at this point in time.’ What is with that? Ross Blackmer commented that Comcast and CorKat are working on that together. They are both trying to iron out those things. It has been addressed. Those two (2) organizations are still trying to figure out what we need to do inside to increase the bandwidth at the center.

Director Reser asked if Comcast has figured out a person who would be the ‘go to’ person? Ross Blackmer commented Recreation Superintendent, Dana Bellomy and Abbigail Hebert are staying on top of that. Abbigail Hebert commented she has not heard from Dana Bellomy if they have put a stationary person on our account.

President Wingerberg asked if we have determined if the issue was bandwidth? Abbigail Hebert commented we have not. They are still conversing and she has not heard the outcome on that.

Director Reser asked if we did confirm that we have one single representative on our account or not? Abbigail Hebert commented she has not heard if we have or not. Ross Blackmer commented we, to date, have exchanged emails back and forth for several weeks trying to identify one individual that will get together with IT and come in and look at what we have. However, we don’t have a single name from Comcast at this point. CorKat, the IT company, are working with Comcast and have been in contact with one another to try and figure out what the issues are.

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Secretary Childers asked about scanning and storing board documents digitally onto the cloud. Abigail Hebert commented to Secretary Childers as of right now, she has 2014 to current on the server, which that saves onto the cloud server.

Abigail Hebert asked the District's Legal Counsel, Paul Rufien if we could keep the Board of Directors documents scanned in and on the cloud server instead of hard paper copy. Paul Rufien commented so long as we are guaranteed that they will not go anywhere. So, it is the security of the server and its permanency on the cloud server. Everything is going towards electronic now.

President Wingerberg asked if we had an offsite backup server, correct? Abigail Hebert commented yes. President Wingerberg commented then we will have two (2) renditions of them then? Abigail Hebert commented yes. President Wingerberg asked Paul Rufien if that was a reasonable attempt. Paul Rufien commented yes.

Vice President Crites commented she thinks that the data center does provide a compliancy notice, so you have that for when you need it that states their security and your backup.

President Wingerberg commented from a records management standpoint, we need to account for the rules and regulations on those documents.

A motion was made to approve the May 17, 2017 Regular Meeting Minutes by Director Lacefield; seconded by Treasurer Schoenleber. A vote was taken:

Secretary Childers – yes, Vice President Crites – yes, Director Lacefield – yes, Director Reser – yes, Treasurer Schoenleber – yes, Director Tippin – yes, President Wingerberg – yes; the motion was carried.

6. Staff Introduction

- a. **Jacquelyn Tramper, Finance Manager** – Ross Blackmer informed the Board of Directors it was his pleasure to formally introduce Jacquelyn Tramper, our new Finance Manager. She has been with the District for a couple of weeks. On Monday, she handled payroll and it went off without an issue. She has been a huge upgrade for us and she jumped right in with both feet. She comes to us from the City of Commerce City with seven (7) years of experience where she was the Budget and Performance Analyst and Application Analyst.

The Board of Directors thanked and welcomed Jacquelyn Tramper to the District.

President Wingerberg asked Jacquelyn Tramper if she had anything that she would like to tell the Board members, besides the introduction that Ross Blackmer gave her. Jacquelyn Tramper commented she is happy to be here and she is really enjoying her last/first couple of weeks at the District. Everyone



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here has been nice and sorting through everything will take a little bit of time, but no worries.

Treasurer Schoenleber asked if she lived in the immediate area. Jacquelyn Tramper commented yes, she lives in Firestone.

Director Reser asked how do you feel about your challenges. Jacquelyn Tramper commented she is finding some [challenges]. She is good at dinging and finding things, you guys are so small and it is not like Commerce City, which is a monster. It seems to be easier and more streamlined.

Treasurer Schoenleber commented he knows that she has only been here a couple of weeks, but what do we have that is best going for us from where she sits and what does she think that needs to be worked on the most. Jacquelyn Tramper commented she is walking through the organization documents has been challenging. She has been doing a lot of that. The challenge is the transition and trying to find things [documents], especially for the audit next year. The staff here is amazing and its accommodating.

President Wingerberg asked what does she think about the IT? Jacquelyn Tramper commented she had to deal with them her first week here to update Quickbooks. They were super helpful. Coming from a corporate world with a software company to a City that has an in-house IT, she thought that it would be very difficult because she was used to having IT right there. Our IT is very accommodating and very helpful and easy to work with. She is not worried about it.

President Wingerberg asked if she was okay with the current system that we are on. Jacquelyn Tramper commented she has picked up Quickbooks fast. President Wingerberg commented he knew she would and how does she like Quickbooks? Jacquelyn Tramper commented we should consider getting something that is more advanced. Something that probably is more government accounting related where we can do fund accounting and tracking our assets, etc. She would like to also start scanning everything and not printing as much. There is a lot of software now that we can do that.

Vice President Crites commented welcome aboard. If there is anything that we can do, as a board, to make your stay comfortable and any tools that you may need, please let us know. We would love to hear from you on a quarterly basis and to see what your thoughts as we progress and our job is to worry about maintaining growth and you are a big part of that. We would love to hear from you. If you have any suggestions for us or give us a run-down of where we sit, we would appreciate you input.

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The Board members thanked and welcomed Jacquelyn Tramper to the CVPRD team.

7. Discussion

- a. Approval of the Revision of Guiding Principles Document** – Ross Blackmer informed the Board of Directors it was suggested by the Board members that we review the Guiding Principles monthly. Abbigail Hebert has completed the updates and corrections that the Board members had requested. One of the things that has been suggested to him and he has taken ownership of this, there have been some questions about the benefit to the Board members.

He was under the understanding and operating that the Board of Directors received as a Board membership with a spouse/significant other would have a free membership while serving on the board. He had felt that had been adopted as a policy. When the question came up, Abbigail Hebert did some research and found that what was adopted by the board was a discount on that for the Board member and spouse/significant other. He is suggesting to the Board members to go back and potentially bring this back in July and have some verbiage that we would include. Also going back, our Legal Counsel always suggested that we not include that in the Guiding Principles, so that is a question that the Board members are going to have to consider as well.

Vice President Crites asked if our Legal Counsel could give the Board members context as to why they should not include the benefits into the Guiding Principles document. Legal Counsel, Paul Rufien commented he could give the board hours' worth of explanation, but he will give the very short version as to why. Beware of asking to many questions because it can turn into a very long version. There is also a couple of different way to go at it. From a District perspective, you are limited as to what you can give to Board members. You are a public entity, everything is supposed to be done for a public purpose. Giving something to a private individual, rarely serves a public purpose. He represents a lot of District's and he has given speeches to hundreds of people and it only comes up in Parks and Recreation context because no one cares about free-bees to the sewer plant. People care about the free-bees to the Recreation Center. He understands that. It is at best, between the legal line but the legal community realizes that for the Park and Recreation Board members, it is always just going to exist. So, we are allowing you to tow that line and then smile and look the other way. That is what he is doing with us, mostly smiling and looking the other way. Which is why you don't want it to be a very long discussion and is also why he does not want it in our written Guiding Principles because, frankly, it should not be one of your Guiding Principles. It should be something that everyone nods their head about and enjoy while you are on the board. He could look someone in the eye with a straight face and say, 'you benefit the public goals of the District by participating in the District activities and inspecting facilities and

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that is why you need your discount or your free-bees to the Recreation Center'. That is the short version of the context and it can get longer and more complicated with the more questions that you might ask.

President Wingerberg commented we will leave it alone for now because we have discussed the context of this.

Vice President Crites commented is it your advice that we have a discussion and make that public information about that discussion, or for better lack of the term, a record of our conversation or how does that work? Paul Rufien commented he believes that just happened because this is a public meeting and what he just said was recorded and he is very aware of that. Yes, it's out there and no, we do not really hide anything. This is not the first time that this issue has come up and you are not alone in the Park and Recreation world of having this issue coming up. He is comfortable with it; he just does not want to dive too deeply. One of the other reasons, that he will mention on the record for all of you, any of you that accept gifts there may be tax consequences to that and he is absolutely not your tax attorney. If you have any concerns about that, maybe you can explore that on your own.

Treasurer Schoenleber commented we were not made aware of the stipend and the use of the recreation center. He was not made aware, he just wanted to volunteer. He found out after the fact and thought that it was great. But it is his understanding, since it is there, we are allowed to make up to \$1,600 dollars per year. Therefore, it is not an issue of getting that \$1,600 per year, it is the issue of board membership. Paul Rufien commented correct. In his opinion, more legal than practical, those two things are highly separate. Your stipend per meeting is a statutory compensation to which you are allowed, that is one thing. Any other benefits that may exists, to him, is a separate issue.

President Wingerberg asked if there was a cap at \$1,600 dollars. Paul Rufien commented yes. That comes up every legislative session to try and include that, which is why he had a hesitation, that is why we are capped. This is for every meeting that is attended. That is something that does not always get clarified. If you no show, you do not get your stipend.

Vice President Crites stated that she only had one comment. When we talk about a study Session, is it our intent – we have had the last few months where we have had talks and the study session has started early. Are we going to change that or has it just been coincidence? Ross Blackmer commented it has been coincidence because he has provided food before the study session starts.

Director Reser asked if we should take this [Board member benefits] out of the Guiding Principles.

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Treasurer Schoenleber made a motion to take Article V, Section 5, letter d out of the Guiding Principles document; seconded by Director Tippin. A vote was taken:

Secretary Childers – yes, Vice President Crites – yes, Director Lacefield – yes, Director Reser – yes, Treasurer Schoenleber – yes, Director Tippin – yes, President Wingerberg – yes; the motion was carried.

Abigail Hebert informed the Board members they will have to officially sign the Guiding Principles document next month. President Wingerberg commented he would officially sign the document every month if it was needed. However, it should be signed every time that there is a new version.

Vice President Crites commented Abigail Hebert does not need to provide the Board members with a new copy of the Guiding Principles every time. President Wingerberg commented yes, just when it is needed. Director Reser commented what if you provide it to us by email, then you will not have to provide us paper copies every month.

Abigail Hebert asked the Board members if they wanted her to change the signature area to their new titles when they approve the Guiding Principles document next month. Vice President Crites commented yes, as well as removing Article V, Section 5, letter d out of the Guiding Principles document.

- b. MOU Discussion** – Ross Blackmer informed the Board of Directors that last week during the study session, the Board members received a copy of the MOU. The attorney, not ours, and myself would like to hear any suggestions, changes or input that you may have that we can rework this and send it back to the Brookfield Residential attorneys for changes as we move forward with the MOU.

President Wingerberg commented he wanted to ask a question. The MOU that we saw at the study session was one that we created or one that we had input too? Ross Blackmer commented one that we had input too. President Wingerberg asked Ross Blackmer if their attorneys looked at it since then? Ross Blackmer commented no. President Wingerberg commented he is interested in seeing what they come back with. He also asked if Paul Rufien looked at it? Does he know what we are doing?

Paul Rufien commented yes. After you last study session, he has received a copy of it and he understood that the Board members would be discussing it and there would be more things. So, the answer to ‘has he looked at it?’, yes. Has he critically reviewed it, no.

President Wingerberg commented he would just like to see what their attorneys said about our input before he puts in his comments because we are negotiating.

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He doesn't want to negotiate just one side and he wants to see what they said about our input. He believes that the MOU is solid from what he saw from a go-man position, but we still have a lot of things to negotiate still.

Secretary Childers commented no, he did not like a lot of the MOU. President Wingerberg asked what he did not like about the MOU.

Secretary Childers commented Section A, are we going to have a trail system? President Wingerberg commented no. Secretary Childers commented then why do we have it in here? President Wingerberg commented good point.

Secretary Childers commented Section D, why is that there? Why does it say and is referencing 5A in this paragraph? Vice President Crites commented she would imagine, and she is not speaking on their behalf, they spent a good amount of money on 5A and they are probably trying to say that we have impacted this relationship one time before and we are still in it. Secretary Childers commented in a new marriage, why would you bring up your past marriage? Vice President Crites commented she is not saying that you should, but it is their context. Secretary Childers commented he does not want to have it in the MOU.

Ross Blackmer commented the reason that it is there is because it was in reference with the agreement with the Town of Firestone that the District would make every effort to go to the voters. It was in an agreement originally between the developer and the Town of Firestone. Knowing that it was in here, the District made its concerted effort, or did its due diligence, to go to the voters. Therefore, he believes that it is in here.

President Wingerberg commented he would like to take out the wording that starts at 'but' until the end of that sentence. This will take the 5A reference out of it. Its relatively accurate because we are making plans, or we are leaving a footprint to put a recreation center, eventually. He thinks that Secretary Childers is correct, there is no reason to have a 5A reference in there.

Director Lacefield asked if the last sentence in Section D is inaccurate. 'The District continues to pursue alternative financing methods for such facility'. President Wingerberg commented no because as long as there is no time stamp on it, he thinks that it is accurate. Eventually, we are going to build something up there. Director Lacefield commented wasn't 5A for a regional center and that has been scaled back at least in terms of preliminary plats? President Wingerberg commented he will be honest, putting 5,000 roofs up there, regional may still fit. Or we can strike regional. Is that what you are referencing? Director Lacefield commented yes.

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Ross Blackmer commented he thinks regional recreation facility was used because it did not identify a recreation center, where we are proposing an ice center. It was more a generic term as opposed to a regional recreation center.

President Wingerberg commented we do need to be careful. He calls them recreation buildings now because what we build and what we use it for is very undetermined right now. He would like to propose recreation facility, maybe, more than a recreation center. Recreation Center has a connotation because we have been using it for so long to describe that building up the street and he thinks that recreation facility is a more accurate way of saying it.

Director Reser asked if we were striking regional correct. Ross Blackmer commented yes.

President Wingerberg commented if we call it a recreation facility, the ice center will be regional. It does not matter if you take it out or not, as long as we do not describe it as a recreational center. We are trying to construct a recreation facility; we are trying to get a business case to explore the alternative financing. They have, and it is not in here, but they have offered a backstop of up to \$1,000,000 dollars. Maybe we should put that in here, the idea that there will be a financial backstop. Is that in here somewhere? Ross Blackmer commented it is. It is in section 3.3. Financial Support of Ice Center. 'The District shall be responsible for financing and funding the ice center, however, Barefoot shall explore reasonable methods by which Barefoot can enhance the District's financing efforts through some form of collateral pledge or other means. Such financial support to the project shall be in a form to be negotiated but for a term not to exceed three years from the opening of the ice center'.

President Wingerberg commented by the time we are done with this, he would really like a dollar figure to be in here. He understands right now because it is very early, but eventually he would like a dollar figure to be in this section.

Vice President Crites commented there is information that is missing in Section 2.2. Athletic Field Complex. They do not list any financial compensation for the athletic fields. They say that 'the District commits to construct a minimum for five full-sized synthetic athletic fields'. That to her means that the District, us, must pay for that and it was her understanding, from our study session, that this was going to be a gift from them [Barefoot]. There is no-where in this paragraph that implies that or clarifies that. She would like clarification on this and would like it to be specific. e.g., would they giving us x dollar amount, would that be 50/50 match, or what does that look like.

Treasurer Schoenleber commented in addition to that, it says that it is five (5), but it shows that there are six (6) models.

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President Wingerberg commented he would just replace District with Brookfield and put six (6) because that is what they showed us.

Ross Blackmer commented it was his intention to slide this section under Brookfield and take it out of the District. Vice President Crites commented just move it completely? Ross Blackmer commented yes. President Wingerberg commented strike 2.2 and put it in the Brookfield section.

Ross Blackmer commented just for clarification, he thinks what the developer is going to do is put this under the Metro District as opposed to the developer. Vice President Crites commented monies? Ross Blackmer commented yes.

Secretary Childers commented on Section 2.1., Barefoot Lakes project; he does not know what that means because that was not in the PowerPoint at all. The 'ice center will be located on the Recreation Facility Property; he has a question about that as well. 'It is the District's intent to incorporate energy saving features', this is very vague. This can be very high cost. He is wondering what kind of energy saving features we are intent on incorporating. We did talk about panels and wind turban's.

President Wingerberg commented he will be honest, he likes it vague right now because it does not marry us to anything right now and he would not like to say that we are going to put up x number of solar panels up or wind turban's. The Barefoot Lakes property is a real project for Brookfield. The Recreation Facility Property is going to be our property because it is going to get deeded to us, right? Ross Blackmer commented yes. President Wingerberg commented we could call it Carbon Valley Recreation Property, not Recreation Facility Property. He would not have an issue in defining the property, since the property will be ours. Is that good for everyone? All the Board members agreed. As for the incorporated energy savings - because of the whole that created, one of those was to build a recreation center that we will conjoin, it would scale energy. He does not think that marries us with anything. It could marry us to worse case or it could marry us to them in the best case.

Secretary Childers commented he was not asking what we are marrying to be specific, he was just questioning. President Wingerberg commented he does not believe that they will get to that discussion until we get to the architecture.

Secretary Childers commented Section 2.2, 'anticipation to be in the range of 600-800 spectators'. Is that big enough? Treasurer Schoenleber commented that is on the larger side, those are the bleachers. Vice President Crites commented that is going to be the one that includes the light and the stadium seating. Secretary Childers commented then down a little bit lower, it says 'the District shall light the remaining fields' and 'the District shall install a sound system'. That is not what he heard last Wednesday.

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Treasurer Schoenleber agreed with Secretary Childers. Vice President Crites agreed with Secretary Childers. This is exactly the trouble that we go into or are in with the Town of Firestone at the softball complex. We need to be very careful with our language because how many years later are they [Town of Firestone] coming back to us.

President Wingerberg commented so you want to strike sound system? Secretary Childers commented no, he is just wondering if we were going to agree to that? Ross Blackmer commented again, it is his intention to take 2.2 out of the District section and put it underneath the developer. All this section would go away and be put under the developer and/or the Metro District.

President Wingerberg asked Ross Blackmer if he wrote this. Ross Blackmer commented he did not. President Wingerberg asked who did write this? Ross Blackmer commented them [Brookfield]. President Wingerberg commented he was going to be honest, in their first conversation with Rick, he was going to light all the fields. Ross Blackmer commented correct.

Secretary Childers commented Section 2.3, are we paying for all the land use approvals for the on-site construction? Vice President Crites commented on-site construction, so we would hire a FCI or another company, so yes, we would have to pay for the construction of the facility. Secretary Childers commented this says that the 'District shall be responsible for pursuing all land use approvals and completion of all on-site construction for the ice center and athletic field complex'. Vice President Crites commented yes, for our land. Maybe we should clarify that this is not the fields? This is for the property that is being deeded to us that we are liable for land use approvals? Ross Blackmer commented the athletic fields will be on our land. Vice President Crites asked if it will be on the deed as well? President Wingerberg commented yes, we are allocated up to 30 acres up there. Vice President Crites commented she thought, since they were talking about the lakes conversation about having rights to the surface, she thought that it would apply for the land and the athletic fields as well.

President Wingerberg commented it will be recreation property. They just offered to build it. He thinks that is why they are thinking about lights and thing. In candidly, he would like to slide the lights to them but frankly, he is not sure about power right up front. Ross Blackmer commented he thinks that there is two (2) schools of thought there. If you don't get lights up soon, you will never get lights up with the houses. President Wingerberg commented let's slide 2.2 to the developer and see if we can work it out.

Secretary Childers asked if we are going to slide 2.3 to the developers as well, or are we going to eat the costs? Vice President Crites commented she thinks that if we own the property, then we must correct? We must apply for our own

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approval through the Town of Firestone. Ross Blackmer commented correct. President Wingerberg commented what we would hope is, if we could ever solve this issue that we have with Town of Firestone, is we could get those waived because some of those permits are coming from.

Secretary Childers commented Section 2.4, Management of Aquatic Facilities. That is plural. He was only told one. Director Reser asked if that had to do with programming the lakes, correct? Ross Blackmer commented no, he thinks that the reason that it is plural there is because Barefoot Lakes is building in section one. Cal-Atlantic will be in the second section and if they decide to build an aquatic facility, that is on Cal-Atlantic. Secretary Childers commented so then we would get that as well? Ross Blackmer commented potentially. Section three is Richmond Homes, so that would be another situation if they would build an aquatics facility. Vice President Crites commented so there are three (3) builders? Treasurer Schoenleber commented yes. Secretary Childers commented sounds good, he was just asking about it and does not have a problem with it. President Wingerberg commented he looked over that at first only because of the \$1,000,000 dollars that are going to be backing us up with the ice center, so he asked for us to prove a couple of lifeguards to them, it would be fine. It is a quid-pro-quo.

Ross Blackmer commented the other reason he would be in favor of the board supporting that is because when they build it, they are going to want someone to program it for swimming lessons and swim teams, and that would open the door for the District's management to all three (3) communities.

Secretary Childers commented on Section 2.5, he was wondering about the word 'collaborate'. He thought that we were selling it. President Wingerberg commented no, they can put a sign out front there, we are selling a wall. We can sell our wall for advertisement. If they want to put a sign out front that they find useful with all the money that they are putting into it, he does not think that it is a big deal. Secretary Childers commented it could be. 'Sponsorship opportunities relating to the ice center and athletic field complex, including naming rights on all facilities'. Ross Blackmer commented it would be his intention for us to collaborate and say, 'this is what it is going to cost you to put your name on it'. President Wingerberg commented if you put your name over the door that is fine, but we have a 200 by 100 wall that we can make money on. That is what we are trying to sell mostly, the wall. Also, the diamond-hooded screen to be put up for those people that are driving on the highway. That should bring in good money too.

Secretary Childers commented on Section 3.1, 'Barefoot commits to providing a site to the District for the ice center and the athletic field complex with necessary off-site and certain limited on-site improvements constructed and or financed by Barefoot or the Metro District'. He knows that it is not ours, but he would like to understand the wording in this section a little bit more. Vice President Crites

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asked does he mean what they are providing? Secretary Childers commented so his question is what off-site. Defining the off-site. Ross Blackmer commented one of the goals is Barefoot Lakes and/or the Metro District will put the pedestrian underpass under 9 ½ to resolve the issue, that will come up to this board, about how children will be able to get to the site. When 9 ½ goes to four (4) lanes, we do not want the children to be crossing the intersection. The off-site will be 9 ½.

Secretary Childers commented in Section 3.1.1, there is nothing that states parking lots in here. Vice President Crites commented they gave that their own line item. Director Reser commented yes, on 3.1.3. President Wingerberg commented he thinks that we should marry it to the picture that was given to them. Ross Blackmer commented maybe we should also add there, athletic fields. We would like the parking lot to both serve the ice center and the athletic fields. President Wingerberg commented we should just start referring to the Carbon Valley Recreation Complex.

Secretary Childers commented on Section 3.2, Use of Lakes. 'Non-exclusive rights' to us. He thought that they were going to be inclusive. Ross Blackmer commented the surface rights will be. What this is referring to is the Town of Firestone would have the rights to 4th of July to shoot fireworks over the lakes. Secretary Childers commented thank you, he did not understand why it said 'Town of Firestone may operate certain recreational activities on the lakes and it is anticipated that the regional park adjacent to the lakes'. He is also wondering if we are losing programming? Ross Blackmer commented no, what they are talking about is the 4th of July, etc.

President Wingerberg commented this is a little bit goofy because of this reason, Brookfield owns the water. Town of Firestone owns the land under the water so they can't give us exclusive rights on their own for those lakes. They can tell us that we can use the surface to the water exclusively, but they can't tell us that because Town of Firestone still owns the land. That is odd to him, but that is how it was explained to him. He just thought that it was strange. Town of Firestone is responsible for cutting the grass and maintaining the land that is around the lakes. It is a weird setting, but he thinks that they did that during the annexation.

Treasurer Schoenleber commented he would agree with Secretary Childers, he would like to have better clarification of the wording on this. He does not like the wording of 'non-exclusive rights' and would like a specification on what exactly this means. Vice President Crites commented when we talked about the use of the lakes during our study session, we mentioned to them that we would like to see a restroom facility near the lakes so that pedestrians and potential customers using the lakes would have a place in the area to use the restrooms. That is not built into their MOU now that they would build that. She thinks that we need to make sure that it is part of whether we are maintaining that property or they are. Ross Blackmer commented the Town of Firestone would be.

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President Wingerberg commented he would like it to go further than that, he would like to see a series of restrooms that would support the fields and the lakes. Treasurer Schoenleber commented he thought that at the study session they had mentioned the one down by that island and that is where the conversation ended. President Wingerberg commented he was going to have a conversation with Jeff the next time we see a drawing and see if where the restrooms would be. Right now, they are not on the plan either. There must be some level of understanding that we not only need restrooms down by the lakes, but the fields need one too. The field would be that far from the ice center, especially the stadium field with that many people, but all the fields will need to have restrooms nearby. He is not sure where they are going to put that, but he would expect it. They are going to have the dirt all cut up and put pipes in the ground. Ross Blackmer commented he intended to put it in 2.2 because we will have hundreds of people at the athletic fields.

President Wingerberg commented for all he knows, there must be some kind of ordinance for that. President Wingerberg asked Paul Rufien if he knew anything about it. Paul Rufien commented only that it exists, he does not know what the thresholds are. President Wingerberg commented we need to be told, at the very most, we would like to provide those kinds of things. One thing that is not in here, and he knows that they have talked about, is the pads that he would like to see scattered around the place for food trucks. Treasurer Schoenleber commented they seemed to be really excited about those. Ross Blackmer commented it says in 3.2, 'the athletic field complex shall include scoreboards, appropriate restrooms, and elements for player and spectator protection from weather such as pavilions, adequate parking for tournaments and large events and other amenities such as concrete pads to facilitate on-site food trucks'. President Wingerberg commented never mind. Vice President Crites commented this says where the athletic fields are though. Can we add the same sentence to water, that would be great? Ross Blackmer commented he would be sure that was added in.

Secretary Childers commented Section 3.3 Financial Support of the Ice Center, he would like to seek clarification regarding the financial support 'a term not to exceed three years'. Then the last sentence is about our commitment to 'manage the outdoor aquatic facilities' for the same term. So, we can only manage their stuff for three (3) years? President Wingerberg commented he thinks we are married to them for three (3) years, he does not think there is a top stop in their mind. It is just that the money and we can do this for you is a quid-pro-quo. When their money runs out, so does our commitment but if we are right about the programming, we can go back to them and renegotiate our commitment. We can put in there that we would have an opportunity for an option for three (3) more years, but for right now the big thing is when the money runs out, your commitment to manage our facility runs out. He likes that because

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it puts a bench around what we will do. We already know that they are willing to give us money, he does not like going back to them later, but he does like the fact that we are fenced off as to how much we are going to give them. Let's get it back from their lawyers and see what they have decided to put in/take out and let us do this again because this is a good effort.

- c. Board Officer Election** – President Wingerberg asked Ross Blackmer to explain the voting, seating and changes that need to be done for the Board Officer election. Ross Blackmer commented what he and Abbigail Hebert tried to do save paper by providing ballots to the Board members on a slip of paper. There are nominations for each seat and our hope was the Board members would circle the names of the individuals for that seat, collect those votes and name the four (4) leadership positions for the next meeting. President Wingerberg commented they will be seated next meeting? Ross Blackmer commented yes. President Wingerberg asked if there needs to be a swearing in for that meeting. Ross Blackmer commented yes.

Ross Blackmer commented before the Board members vote, he would like to say something. He and the Board President talk quite often, so going forward, whomever assumes that role will be responsible for talking to him and will get to know each other very well.

President Wingerberg commented the Board members would move on until the calculations of the election were determined. This would be reported in Board Comments.

8. Reports

- a. Executive Director Monthly Report Q & A (report contained in packet)** – Ross Blackmer asked the Board of Directors if they had any questions or comments on the Executive Director Monthly Report.

Secretary Childers commented he had a question about the Operations Division under Guest Services, the monthly passes. He tried to figure out why the revenue for 2017 was a loss compared to 2016. He tried to figure out where we made up for that negative loss at and he was wondering if that was in Annual Passes.

Director Reser commented she believed it was in 20 Punch Passes. She was really impressed with the 20 punch passes. Vice President Crites commented that is amazing and kudos to your front desk staff.

Treasurer Schoenleber commented correct him if he is wrong, but the 20 Punch Pass and the Annual Pass is what we promoted the hardest, correct? Ross Blackmer commented we did the 20 Punch Pass because everyone is busy in the summer. Rather than paying for a month, we offered this option. Director Reser commented this was an impressive jump.

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Director Reser commented on May 23, you met with our Legal Counsel, Paul Rufien and she was wondering if that was about the Weld County Inclusions. Ross Blackmer commented yes.

Treasurer Schoenleber commented about the events that happened on May 28 at the BMX Track. He is wondering why it states that there still needs to be repairs done at the track. He is wondering if Ross Blackmer could fill the Board members in on all of that. Ross Blackmer commented at the BMX Track there is constantly ongoing. For instance, right now, there is a light...Treasurer Schoenleber commented no, he is talking about the vandalism. There is already \$270.00 dollars' worth of repairs, there was no detail of what the vandalism was and repairs that are still not finished. He was wondering if Ross Blackmer could give the Board members some detail on what happened and what still needs to be done.

Ross Blackmer commented people got in and they broke the door in on the shed, so we had to repair the door. Treasurer Schoenleber asked if anything was taken. Ross Blackmer commented maybe some candy bars. We had to replace the door, we had to put on a new frame because they shattered the door to get in. Treasurer Schoenleber asked what was the total? Ross Blackmer commented about a couple hundred bucks. Treasurer Schoenleber asked if this has happened before. Ross Blackmer commented yes. Treasurer Schoenleber asked if there were numerous times. Ross Blackmer commented not numerous, but some of the graffiti that was left behind in this vandalism indicated that they were mad at the track operations. Staff felt like this was a user and they were just upset that they did not win some races.

Director Reser commented there will be a memorial service for Joey and Mark at St. John's Catholic Baptist Church in Longmont on June 29, 2017. She believes that Joey's funeral would be at 10:00 AM and Mark's funeral would be right after at 10:30 AM.

b. Monthly Employee Newsletter – June – Ross Blackmer commented Heather Hammarstrom did a great job, as usual on the Employee Newsletter. He would like to thank Vice President Crites for attending the scholarship award ceremony with him that night. We have already received a letter from one (1) award winner and we have already sent his money to CU.

Director Tippin commented the Employee Newsletter was very nice this month. She congratulated Abbigail Hebert for graduating college with her degree. President Wingerberg commented so now what. Abbigail Hebert commented she was going to take it easy.

Director Reser commented she thought this particular one was outstanding. Vice President Crites agreed with Director Reser's comment.

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Treasurer Schoenleber commented he really, really likes the picture of President Wingerberg at the bottom of page 3. That is incredible. Vice President Crites commented thank you President Wingerberg for volunteering to be a Zumba Instructor. [The Board members were joking around with one another].

9. Public Comment

None.

10. Board Comments

- a. Revisions to Guiding Principles Document** – President Wingerberg commented we have already revised the Guiding Principles document.

Secretary Childers commented on Tuesday, he and his family were visiting the pool around 1:00 PM and this entire group in green came into the pool area. He believes that they were called Flagstaff Academy. There were 80 kids! He thought that our lifeguarding staff handled it perfectly. Staffing was adequate for the ratios of per kid in the water. He thought they phenomenal job. He watched only one (1) lifeguard who needed a little bit of extra instruction from the Head Guard. She was over scanning her area and it was corrected. Our staff is phenomenal. Please pass that on. Ross Blackmer commented he would.

Director Reser commented just to let you know, they are notified ahead of time before a group comes in. She was just letting him know because they need that extra staff because of those groups. Secretary Childers commented he checked and when he asked, they all asked why he was asking and if there was something wrong. He told them that there was nothing wrong. He just wanted to know. He knows that they were notified because apparently this week Flagstaff Academy is running a camp for their kids and ABC as well, but they don't have as many kids signed up as Flagstaff Academy. It was coordinated very well.

Vice President Crites commented she would like for the rest of the Board members to know that she saw that Ross Blackmer did an amazing job on a situation. She was emailed by a member who was upset about they were treated by a staff member. She sent the information to Dana Bellomy and Ross Blackmer and Ross Blackmer's reply, she felt like was not only satisfactory but he apologized for the action of the staff. He really went into detail about what our policy is and how we should approach our customers on a personal level. He took the time to really let this member know what we would be doing and what we would be putting into place for our staff to understand there is a trickledown effect and how we can do a better job at customer service. She learned a lot from that email and she would be happy to pass that along because she thought it was great information that we share with our members.

Treasurer Schoenleber asked if there was a misunderstanding or what happened? Vice President Crites commented she was not sure and she did not know because she was

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not present. She does know that it was a member that was complaining about some behavior and Ross Blackmer did a great job at explaining what our expectations about our staff are and how we would make sure this does not happen again. She thought it was nice to see that Ross Blackmer took the time to reach out. Thank you.

President Wingerberg commented first, thank you. He has had a great three (3) years. Thank you very much. He does appreciate it. He would be glad to sit over there and have a good time during the rest of his 10-year here. He very much appreciates it and he had been through two (2) boards now and he has to say that the energy level of this board has been exceptional, if not scary. He did want to thank all the Board members because this has been very fun for him. He is very excited, obviously, about the ice center and he hopes the Board members would be okay with him staying on there. At the next Study Session, he would like to que up – we have identified a couple more opportunities and would like to que up what we are going to do. How are we going to proceed on some of those unserved people and by them he is hoping that we will have financial picture of what this building [Administrative Building] and land are worth. Therefore, we can make some good and hardy decisions about where we want a new building. He would like to see that in the Study Session. This will not have to be voted on, it is just informational. He thinks that they have an exciting year ahead of us with all of these things that are going on. He thinks that they are going to cut dirt this year up at Barefoot, which is exciting. Again, he appreciates all the support that the Board members have been giving him because this is a real fun job, most of the time. He appreciates all the Board members and he appreciates staff. He appreciates the people that attend these meetings and he still encourages people to come to the meetings.

Ross Blackmer commented there is one other thing that he would like to mention to the Board members before adjournment. We are still needing volunteers for the Firecracker 5K on July 4th. If you are able, please let him know. Vice President Crites commented she was interested in volunteering. Director Reser commented she committed to volunteering last month. Director Lacefield commented he would be volunteering. Treasurer Schoenleber commented he would like to be put down as a hard maybe.

Ross Blackmer asked the Board members if they were ready for the Board Officer Election results. President Wingerberg commented he would like to hear the election results and who would be the new board President. Paul Rufien commented we would need a motion after this is read, for the expulsion of slate and make sure that everyone votes and gets approved as a slate. Ross Blackmer read the results:

President – Tracie Crites; Vice President – Todd Schoenleber; Treasurer – Cody Childers; and Secretary – Sean Lacefield.

A motion was made to accept the outcome of the Board Officer Election by President Wingerberg; seconded by Director Reser. A vote was taken:



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Director Childers – yes, Director Crites – yes, Director Lacefield – yes, Director Reser – yes, Director Schoenleber – yes, Director Tippin – yes, Director Wingerberg – yes; the motion was carried.

11. Adjournment

A motion was made to adjourn the Board of Directors meeting by Director Tippin; seconded by Director Schoenleber at 7:45 PM.

READ AND APPROVED THIS _____ DAY OF _____, 2017

Tracie Crites, President

ATTEST:

Sean Lacefield, Secretary