



## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

A regular meeting of the Board of Directors of the Cherry Creek Vista Park & Recreation District was held at 5:30 pm on Thursday, March 18, 2021, via Zoom due to the ongoing health crisis. The meeting was open to the public.

**Attendance:**

Directors:

Howard Buchalter, Assistant Secretary/Treasurer  
Stephanie Kamlet, President  
Dan Marks, Vice-President  
Dave Mohrhaus, Assistant Secretary/Treasurer  
Jane Rieck, Treasurer

Other attendees:

Alicia Corley, Icenogle, Seaver, Pogue  
Dawn Schilling, Schilling and Company  
Kevin Aguilar, Aguilar Construction  
Robb Hile, Colorado Landscape Solutions  
Alyssa Tharrett, Essenza Architecture  
Christa Plaza, Essenza Architecture  
Joanna Waldenmyer, Root Partnership  
Reg Craigo, JBK Landscape  
Jake Rusakevich, District Resident  
Amber Salwicz, District Resident  
Lindsey Reese, Circuit Rider of Colorado  
Sarah Shepherd, Circuit Rider of Colorado  
Sujata Trehan, Circuit Rider of Colorado  
Matt Mundy, MPM Recreation

**Call to Order/Agenda/  
Declarations of  
Quorum/Conflict of  
Interest:**

Director Kamlet called the meeting to order at 5:31pm and declared a quorum. The Agenda was approved by acclamation acknowledging that items may be taken out of order. No objections were noted.

**Citizens Items:**

A. Input regarding Lakeview Park Backstop

The District resident was not available to attend this meeting to provide input.

B. Update on Community Garden at Prairie Vista Park

a. The board discussed holding a special meeting for the full facility spring walk through and Prairie Vista community garden events. Because of the ongoing multiple projects, the Board will opt to hold the Prairie Vista Park Community Garden dedication and educational event on the afternoon of May 22nd, and not to hold a full facility walk-through in 2021.

Prairie Park update: Ms. Shepherd gave an update on the developments at Prairie Vista Park. She has been in contact with the Audubon Society and iNaturalist/eBird, national programs that track bird watching, plants and animal sightings on a global scale. The plan includes installing some signs at the park, posting links on the District's website and sending an eblast to residents, to inform and encourage residents to participate. The plan for the educational event launch will be to combine the Park Dedication and an information roll-out for residents to educate them on these programs. The Goat herding activity may also potentially be organized for the same day. Discussion followed. Director Buchalter mentioned the issue regarding Prairie dogs and potential maintenance.

Resident Jake Rusakevich shared his excitement regarding the Community Gardens Dedication. He has been in touch with Lowe's and JBK to move forward with the dirt and fence construction, dependent on weather, in the coming weeks.

Ms Shepherd proposed a 2-hour event on Saturday May 22nd afternoon, or Sunday May 23rd morning, contingent on the Audobon Society availability.

**Review Fence Bids and Consider Approval of Contractor:**

A. Aguilar Construction Proposal

Mr. Aguilar presented his Fence bid proposal for the right-of-way fence, which would include replacing the brick cap, and cleaning up any broken or damaged sections to provide a clean, unified look which will hold for the next 15-20 years. A 5-year workmanship warranty is included in the proposal. Discussion followed.

B. Colorado Landscape Solutions

Mr. Hile, from Colorado Landscape Solutions, presented their Fence bid proposal for the brick wall. A 1-year workmanship warranty is included in the proposal. Mr. Hile plans to have 2 project managers on the job - one for masonry and one for landscape items. He anticipated they are 3-4 weeks out from the start of the project and that the project would take 3-months to complete. He proposed a bi-weekly meeting on site to schedule manpower for the upcoming week. Director Buchalter enquired if this project would require a permit from Arapahoe County. Ms. Shepherd and Mr. Hile

concluded that a permit should not be required, as this is a repair project. Mr. Hile stated that a potential challenge would be notifying homeowners during the project. Director Buchalter noted that the majority of the homeowners had deeded an easement to the District. Additionally, Ms. Shepherd stated that management would communicate with homeowners regarding upcoming repair work. Discussion followed.

Ms. Waldenmyer stated that Root Partnership could provide Owner's Representative construction oversight for the project at \$65-95 per hour, or a lump-sum/not-to-exceed agreement. Discussion followed. Director Buchalter suggested including Mr. Oscar Chavez as the stipulated mason for the project. The Board requested getting reference checks and examples for Oscar from Robb.

**Upon motion by Director Kamlet and seconded by Director Buchalter, the Board voted to approve 3-1 (Director Reick voted against), the proposal from Colorado Landscape Solutions, contingent upon references.**

**Pool Updates:**

Pool Site Presentation by Essenza Architecture

A. Consider approval of pool design site plan

Ms. Tharrett presented the agenda, design site plan and floor plan for the pool, followed by the budget and cost estimates. The next stage will be design development. Discussion followed. The Board selected the Standard theme for floatable aquatic features. The Board decided to remove the fireplace, and to include the large drop slide.

B. Review cost estimates and bid update

Ms. Tharrett presented the cost estimates for the project, based on the design proposed. The Board reviewed alternates that would reduce costs of the project to keep it under budget. Discussion followed.

**Upon motion by Director Kamlet and seconded by Director Mohrhaus, the Board voted 5-0 to approve the pool site plan and the \$3.0 Million budget.**

**Peakview Park  
Update:**

A. Grant application report

Ms. Shepherd presented another grant opportunity with the City of Centennial, due to Peakview park being close to the City boundary and with high usage by many Centennial Residents. In order to apply for the grant, it would require a 25 percent match.

**Upon motion by Director Buchalter and seconded by Director Mohrhaus the Board voted 5-0 to direct management to apply for the City of Centennial grant application.**

B. Site plan submittal and community feedback

The Board reviewed the Peakview Park design plans, including the playground design. All residents who live next to Peakview Park were given notice of the public hearing for their input on the design plans at tonight's meeting. There was no public input present at the meeting and no other public comment received prior to the meeting.

**Financial Matters:**

A. Accept claims for period ending February 28, 2021 and approve claims for period ending March 31, 2021

Ms. Schilling presented the February and March 2021 claims.

Upon a motion made by Director Kamlet, and seconded by Director Rieck, the Board voted 5-0 to approve the March claims totaling \$49,538.91.

Upon motion by Director Rieck and seconded by Director Kamlet, the Board voted 5-0 to ratify the February claims totaling \$66,010.89.

B. Financial Report for period ending February 28, 2021

Ms. Schilling presented the January financials with the Board.

Upon motion by Director Kamlet and seconded by Director Mohrhaus, the Board voted 5-0 to accept the January 31, 2021 financials, as presented.

The Board also reviewed the capital project budget adjustments.

**Legal Items:**

A. Asphalt pathway update

Ms. Corley has not received any other update from the Asphalt Doctors.

B. Discussion regarding State and County health guidelines related to COVID-19

There is a new COVID dial expected to come out next week which may change capacity amounts. The current plan will be to start off the pool season as it ended last year with hopes to expand usage as State and County policies improve.

The Board reviewed pool operations this year with current COVID

restrictions. The Board supports the swim team at the pool this year and will move forward with donating the typical \$2,500 to the swim team.

**Operations and maintenance:**

A. Discuss pool operations, swim team and Civic Rec

The Board discussed pool memberships for Board members.

Upon motion by Director Mohrhaus and seconded by Director Kamlet, the Board voted 4-0 for Board members to retain the same policy which does not include a complimentary pool membership for board members.

Cottonwood Creek auction family membership donation was approved by acclamation.

B. Review work orders

i. tennis courts, Prairie Vista fence, irrigation controller and perennial plantings, Orchard fence enclosure, tree pruning scope modification

The Board reviewed two bids for moving the tennis court practice board from Sunset to Orchard tennis courts. The Board agreed to keep the board where it is due to costs to move it, unless the problem persists or worsens.

The Board reviewed two bids for repairing the fence around the electrical transformer box. The Board approved the bid to repair the fence, as presented by Don Lindley.

Upon motion by Director Mohrhaus and seconded by Director Buchalter, the Board voted 4-0 to approve the tennis court signage proposal.

The safety surfacing under the swings at the Orchard Park playground is in need of repair, and one of the trash can lids is broken and needs to be replaced. The Board will review and discuss the proposals for Orchard at the next meeting.

Ms. Shepherd has received a couple requests to use compostable dog waste bags. There has also been a dog poop issue at Peakview Park and if it becomes a continuing problem, the Board might consider using a dog poop removal service, as needed.

The Board reviewed the Prairie Vista fence line and irrigation controller replacement proposal. The fence would be placed on the south side of the park. Discussion followed. Ms. Shepherd was directed to provide an updated design with Prairie dog screening and buried fencing to keep the animals out of the park property as much as possible, as well as to have the current holes filled in as part of ongoing regular maintenance, which is already included in the annual maintenance budget for the park.

Upon motion by Director Mohrhaus and seconded by Director Kamlet, the Board voted 4-0 to approve the irrigation controller replacement proposal, as presented by Colorado Landscape Solutions.

C. Landscape and snow removal report

The City and County street plowing often pushes snow back on the sidewalks. The Board would like to receive bids to compare costs for snow plowing for next season, and would like to begin the process later in the summer of 2021.

**Administrative/  
Managers Items:**

A. Meeting minutes - January 21, 2021

Upon motion by Director Rieck and seconded by Director Buchalter, the Board voted 4-0 to approve the January 21, 2021 meeting minutes, as presented.

B. Cell Tower Updates

Crown Castle has submitted to the County.

C. Capital project master calendar review

Everything on the calendar is running as scheduled.

**Adjournment:**

The Board approved by acclamation to adjourn the meeting at 9:41 pm. The next Board meeting is a Regular Meeting, and is scheduled for April 15, 2021 at 5:30pm via Zoom.

*Lindsey Reese*

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Secretary for meeting