



## MEETING MINUTES

A meeting of the Board of Directors of the Cherry Creek Vista Park and Recreation District was held at 5:30 pm on Thursday May 21, 2026, via Zoom.

### **Attendance:**

#### Directors:

Debra Botton  
Bernie Gehris  
Aaron Spencer  
Greg Mitarotonda  
Doug Mohr – excused absence

#### Public attendees:

Michael Miller

#### Other attendees:

Matt Mundy, MPM Recreation, District Pool Management  
Courtney Intara, Seter, Vander Wall & Mielke PC, District Counsel  
John Keesen, Hydrosystems  
Dawn Schilling, Schilling and Co., District Accountant  
Sarah Shepherd, Circuit Rider of Colorado, District Management  
Sujata Trehan, Circuit Rider of Colorado, District Management

### **Call to order/approve agenda/notice of meeting/declaration of quorum and conflicts of interest**

Director Gehris called the meeting to order at 5:34 pm and declared a quorum with 4 out of 5 Directors in attendance. The Agenda was approved by acclamation acknowledging that items may be taken out of order.

Upon a motion by Director Gehris, and seconded by Director Spencer, the Board voted 4-0 to excuse Director Mohr's absence.

### **Administrative items**

#### **Approval of minutes from April 23, 2026, Meeting**

Upon a motion by Director Gehris, and seconded by Director Mitarotonda, the Board voted 4-0 to approve the minutes from April 23, 2026, meetings, as presented.

#### **Board Housekeeping**

The Board discussed holding the June meeting via Zoom to accommodate Board member availability. Management will update the website for the June meeting and add Zoom information. The August meeting date will also be reviewed for availability.

### **Community Emails**

Sarah Shepherd shared a communication from a District resident regarding extending the brick fence. Discussion followed, including options available to the District to help the residents. Management has shared design information regarding the brick fence and will let them know that the District will not fund an extension.

### **Operations and Maintenance Items**

#### **Review tree removal proposals pines trees at Peakview Park and Lakeview Park**

The Board reviewed the tree removal proposals. Discussion followed. Upon a motion by Director Botton, and seconded by Director Gehris, the Board voted 4-0 to approve the removal and stump grinding of 2 dead trees at Lakeview Park and Peakview Park, not to exceed \$2,400. The Board will review the other proposals for stump grinding at future meetings.

#### **Review of internet proposals**

The Board reviewed the internet service proposals and discussed the various providers and options. Discussion followed. The Board recommended waiting after the pool season to switch providers. Management will obtain detailed comparisons for AT&T and Ting as possible providers.

#### **Irrigation repair proposal**

The Board reviewed the JBK proposal for replacing a broken backflow. Discussion followed. Upon a motion by Director Botton, and seconded by Director Mitarotonda, the Board voted 4-0 to approve the backflow replacement proposal, as presented.

#### **Irrigation Update**

John Keesen gave the Board an update regarding park irrigation. The system has been running for about a week due to the moisture the area has recently received, but will also be catching up the parks given the system was turned on until May due to the Denver Water restrictions. All controllers have been set with a 20% reduction in water usage. No major issues have come up at this time and minor issues are being addressed. Lakeview Park irrigation is currently off due to a main line leak. JBK will inform John Keesen when the leak has been repaired, and the system has been turned on at Lakeview Park. Director Botton shared that there was water pooling around a sprinkler head at Lakeview Park; JBK has addressed this issue.

#### **Pool Update**

Matt Mundy gave the Board an update regarding pool preparation for the season. MPM is ready for pool opening tomorrow. Broken pool furniture has been removed, and all the new furniture has been installed at the facility. Flowers will be planted tomorrow a well in advance of opening.

### **Legal items**

#### **Consider Cherry Creek Pointe HOA shared water use agreement**

Courtney Intara gave the Board an update. A draft of the shared water use agreement has been circulated for management and legal counsel to review. The Board will be able to review a draft at the next meeting.

### **Consider Denver Water budget agreement for approval**

Legal counsel is trying to obtain a bi-monthly report to quickly identify leaks. However, Denver Water has indicated that it will not be able to provide a bi-monthly report, but would provide a monthly report. Denver Water indicated that it would consider any unforeseen circumstances with flexibility to negotiate if an unforeseen circumstance leads to higher usage. Upon a motion by Director Gehris, and seconded by Director Botton, the Board voted 4-0 to approve the Denver Water budget agreement, as amended and subject to final review by legal counsel and management.

### **Financial Matters**

#### **Ratify April 2026 Claims Payable**

Dawn Schilling presented the April 2026 claims. Upon a motion by Director Botton, and seconded by Director Mitarotonda, the Board voted 4-0 to ratify the April claims for \$85,204.34, as presented.

Dawn Schilling shared the current pool enrollment numbers. Discussion followed.

Dawn Schilling presented the March 2026 Financial Report. Discussion followed. Upon a motion by Director Mitarotonda, and seconded by Director Botton, the Board voted 4-0 to ratify the March 2026 Financials, as amended.

#### **Strategic Long-Range Planning and Financial Review work session.**

Sarah Shepherd gave the Board a presentation including the history of the District, major projects and acquisitions, and the various large grants and debt issuances that have funded park renovations in the last several decades with a focus on the past 10 years. Dawn Schilling shared additional financial historical data including the District's ability to maintain its existing assets. Sarah Shepherd shared a reserve study proposal. Detailed discussion followed. Upon a motion by Director Botton, and seconded by Director Mitarotonda, the board voted 4-0 to approve obtaining an updated Level 1 Reserve Study with a 12-week turnaround. Management and accounting representatives will coordinate with the reserve study team to provide documentation and specific needs related to data categorization by park and components to best inform the Board and community of future financial, systems and property needs.

Director Mitarotonda noted that the Board should develop a robust dialogue and philosophy regarding the District's long-term financial health and goals.

#### **Additional Board Member Items**

Director Botton noted that the flag at Lakeview Park is in poor shape and should be addressed as soon as possible. Legal counsel will assist management to follow up to help move the process along.



Director Gehris noted that he will not be available on August 20<sup>th</sup> and requested that the meeting date be rescheduled. Management will work on finding possible alternate dates for the August meeting.

Director Spencer noted that JBK should provide additional details on proposals. Management will continue to ask JBK for the same. Director Spencer noted that when the sprinkler system is running, there appears to be a leak at the irrigation box located on Orchard Road. The ground gets saturated and an audible leak was reported. Management had not been informed of this issue previously, and requested that this information be reported to JBK so it may be addressed. The report will be forwarded to the irrigation team for repair.

Director Mitarotonda asked about the new tennis signage; it should be installed in a few weeks. The windscreens have been rolled down this week, after significant delays. Management will provide feedback to hope this is an isolated delay related to startup with a new vendor.

### **Adjournment**

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 8:03 pm.

The next Board meeting is scheduled for June 18, 2026, at 5:30pm via Zoom.

*/s/Sarah Shepherd*

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Secretary for the meeting