

**VENTANA  
COMMUNITY DEVELOPMENT DISTRICT**

**April 2, 2020 Minutes of Public Hearing & Regular Meeting**

**Minutes of the Public Hearing & Regular Meeting**

The Public Hearing & Regular Meeting of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, April 2, 2020 at 2:00 p.m.** via conference call at call-in number 1-866-906-9330 and participant access code 4863181.

**1. CALL TO ORDER/ROLL CALL**

Debby Nussel called the Public Hearing & Regular Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, April 2, 2020 at approximately 2:00 p.m.**

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeff Hills	Chair
Nick Dister	Supervisor
Kelly Evans	Supervisor
Brady Lefere	Supervisor

Staff Members Present:

Debby Nussel	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Jon Souers	Yellowstone
Chloe Firebaugh	MI Homes

There were no other members of the general public in attendance.

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

There were no audience questions or comments on agenda items.

**3. BUSINESS ITEMS**

**A. Acceptance of Board Resignation – Seat 2**

Mrs. Nussel went over Ryan Motko's Board resignation from Seat 2.

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MOTION TO:	Accept Ryan Motko’s Board resignation from Seat 2 as of March 5, 2020.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Lefere
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**B. Appointment of Board Supervisor – Seat 2**

The Board discussed appointing Chloe Firebaugh to Seat 2.

MOTION TO:	Appoint Chloe Firebaugh to Seat 2.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**C. Consideration of Resolution 2020-05; Re-Designating Officers**

The Board discussed the Chair and Vice Chair positions.

MOTION TO:	Approve Resolution 2020-05 with Jeff Hills as Chair, Chloe Firebaugh as Vice Chair, and the remaining Board Supervisors as Assistant Secretaries.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**D. Discussion on Landscape Proposals**

Mrs. Nussel went over the landscape proposals. BrightView was \$147,104 annually, Cornerstone was \$146,720 annually, and Yellowstone was \$131,907 annually. The Board discussed at length the proposals and warranty work with the installation of the new landscaping. The Board agreed to table this item until the next meeting to give the developer time to review current the contract with Cornerstone on installation obligations.

**E. General Matters of the District**

There were no general matters of the District to discuss at this time.

86 **4. RECESS TO PUBLIC HEARING**

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88 Mrs. Nussel directed the Board to recess to the public hearings.

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91 **5. PUBLIC HEARING ON LEVYING DEBT ASSESSMENTS ON EXPANSION AREA**

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**A. Open Public Hearing on Levying Debt Assessments on Expansion Area**

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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**B. Staff Presentations**

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Mrs. Nussel and Mr. Vericker briefly went over the resolution and assessments for the expansion area.

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**C. Public Comments**

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There were no public comments.

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**D. Close the Public Hearing on Levying Debt Assessments on Expansion Area**

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MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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**E. Consideration of Resolution 2020-06; Levying Debt Assessments on Expansion Area**

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The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2020-06.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Lefere
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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**6. RETURN AND PROCEED TO REGULAR MEETING**

Mrs. Nussel directed the Board to return and proceed to the regular meeting.

**7. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting October 3, 2019**
- B. Consideration of Minutes of the Regular Meeting February 27, 2020**
- C. Consideration of Operation and Maintenance Expenditures Sep. 2019 – Feb. 2020**
- D. Review of Financial Statements Month Ending February 28, 2020**

The Board reviewed the Consent Agenda items.

<b>MOTION TO:</b>	Approve the Consent Agenda.
<b>MADE BY:</b>	Supervisor Hills
<b>SECONDED BY:</b>	Supervisor Lefere
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**8. VENDOR/STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no additional staff reports at this time.

**9. SUPERVISOR REQUESTS**

There were no supervisor requests.

**10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience questions or comments.

171 **11. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in a summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 05/07/2020.

Jeffery S Hills

Signature

Jeffery S Hills

Printed Name

Title:

Chair

Vice Chair

Brian Lamb

Signature

Brian Lamb

Printed Name

Title:

Secretary

Assistant Secretary

*Recorded by Records Administrator*

Brittany Crutchfield

Signature

05/11/2020

Date

