Cherry Creek Vista
Park and Recreation District

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 September 17, 2026, at the Community Room, 11350 E Orchard Rd, Englewood, CO 80111.

Attendance:

Directors:
Debra Botton
Bernie Gehris
Aaron Spencer
Greg Mitarotonda
Doug Mohr

Public attendees:
Amy Rasmusson, Vikings representative
Roger Wiggins, CCPHOA

Other attendees:
Matt Mundy, MPM Recreation, District Pool Management
Colin Mielke, Seter, Vander Wall & Mielke PC, District Counsel
Joanna Waldenmyer, Root Landscape
Dawn Schilling, Schilling and Associates
Sarah Shepherd, District Management
Sujata Trehan, 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 5:31 pm and declared a quorum with 5 out of 5 Directors in attendance. The Agenda was approved by acclamation acknowledging that items may be taken out of order.

Items from citizens regarding items not already on the agenda (3 minutes per item)

No items were presented at this meeting.

Administrative items

Board Housekeeping

No items were presented at this meeting.

Approval of minutes from August 17, 2026, Board Meeting

The Board reviewed the meeting minutes. Upon a motion by Director Mitarotonda, and seconded by Director Spencer, the Board voted 5-0 to approve the minutes from August 17, 2026, meetings, as presented.

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Community Emails
High Plains Elementary school sent an email requesting a donation of a family membership for the 2027 season. Based on the Boards previous motion, this request was approved.

Legal items
Orchard Park Grant General Contractor Discussion
Joanna Waldenmyer provided an update regarding discussion with the current Orchard Park lead bidder. A large addition to the bid scope and fees has now made that bid more expensive than others. Joanna recommended that the District not move forward with this contractor. Discussion followed.

Upon a motion by Director Mitarotonda, and seconded by Director Botton, the Board voted 5-0 to withdraw their prior approval to negotiate on the bid with AllPhase, and authorize negotiations with Designscapes Colorado, for the Orchard Park project.

Joanna shared the 3 proposals for the tennis gate upgrades to keypad entry. Discussion followed. Upon a motion by Director Spencer, and seconded by Director Botton, the Board voted 5-0 to approve the proposal #0000919157 by Arapahoe Security Center to add a keypad lock to the Orchard Park tennis gate.

The Board reviewed a proposal by Renner to resurface the tennis courts at Orchard Park. Upon a motion by Director Mitarotonda, and seconded by Director Botton, the Board voted 5-0 to approve the September 9, 2026 Renner proposal for the Orchard Park tennis courts.

Operations and Maintenance Items
Landscape, Water Usage, and Facilities Reports and Updates
Sarah Shepherd shared the Denver Water report for water usage in the past months. Water usage has dropped, as was expected. Through the agreement the District has with Denver Water, the District is permitted to continue watering through October and systems will be winterized when weather dictates.

Discussion followed. Management will look into tree water management should we get another dry winter.

Electrical irrigation box repairs
The Board reviewed an estimate from Sundog Electric for electrical engineering for meter housing replacement. Upon a motion by Director Gehris, and seconded by Director Mitarotonda, the Board voted 5-0 to approve the estimate from Sundog Electric.

Pool and Community Room Report – Wi-Fi Provider update
Matt Mundy reported that the pool has closed for the season – it was a great summer. New pool furniture was very well received by the community.

Main pool pump – MPM recommends having it serviced – rebuilt; which will involve pulling it out, transporting to the shop and having it rebuilt, prior to the 2027 season. Heat exchangers need to be serviced as well to keep it in optimal condition. MPM will obtain quotes to provide for the 2027 budget.

The Baby pool has a leak, however MPM was able to manage over the summer by lowering the water level. MPM will try to locate the leak so that it can be addressed in 2027.

The manhole cover is not sitting properly. Management will contact Essenza Architecture for recommendations. Matt noted that trash enclosure doors are broken once again as the post has broken. Management will investigate repair quotes.

Matt also noted that the 2027 season would be a week shorter and therefore the contract will reflect less time for pool management costs. The pool will be winterized next week.

Wi-Fi discussion
The Board reviewed the Wi-Fi options for the pool facility. Discussion followed. The District can contract with Starlink for the 2027 summer season for better wifi service. Director Mitarotonda noted that the District should attempt to not lose the discounts we currently have from CenturyLink.

Management will ask Ting if they plan on bringing fiber to the pool facility area in coming years.

Given the high cost of the estimates received and uncertain path at this time, the Board will review this topic at a later date.

Tennis Updates
No updates were presented.

Swim Team updates
Viking team representative, Amy Rasmusson, noted that swim team will be hosting a large meet in 2027 and wanted to ensure that Orchard Park renovation would not be underway during the swim season. She noted that non-resident pool members pay a lot more for pool membership.

Sarah Shepherd noted that the District Board has set membership fees according to District residents paying property taxes in addition to membership fees, and therefore resident rates are lower. Non-residents do not pay these taxes, therefore their memberships cost more. She also noted that the Orchard Park project should be completed well in advance of the pool opening in 2027.

<u>Financial Matters</u>
Ratify August 2026 Claims Payable

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Sarah Shepherd presented the August 2026 claims. Upon a motion by Director Rogers, and seconded by Director Gehris, the Board voted 5-0 to ratify the August 2026 claims at $125,752.71, as presented.

2025 Amended Budget Hearing
Upon a motion by Director Mohr, and seconded by Director Gehris, the Board voted 5-0 to open the public hearing for the 2025 budget amendment at 7:23pm.

Dawn Schilling gave the Board an overview of the 2025 budget amendment. No public comment was made.

Upon a motion by Director Gehris, and seconded by Director Spencer, the Board voted 5-0 to close the public hearing for the 2025 budget amendment, at 7:26pm.

Upon a motion by Director Spencer, and seconded by Director Gehris, the Board voted 5-0 to approve the 2025 Budget amendment, as presented.

Review December 31, 2025, Audit
Dawn Schilling shared the December 31, 2025, Audit for the District. Discussion followed. Upon a motion by Director Spencer, and seconded by Director Botton, the Board voted 5-0 to approve the December 31, 2025, Audit as presented, and to authorize Director Mohr to sign the management letter.

Consider Cherry Creek Pointe HOA shared water use agreement:
a. Executive Session - An executive session, upon two-thirds vote of a quorum of the Board present, may be called pursuant to Sec. 24-6-402(4)(b) & (e), C.R.S. for the purpose of receiving legal advice and discussing negotiating positions related to the Cherry Creek Pointe HOA Water Cost-Sharing Agreement.

Upon a motion by Director Mohr, and seconded by Director Gehris, the Board voted 5-0 to enter Executive Session. Executive Session began at 7:42pm. The Executive Session ended at 8:30pm.

Adjournment
There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 8:33 pm.

The next Board meeting is scheduled for Thursday October 22, 2026, at 5:30pm at the Community Room.

/s/***Sarah Shepherd***
Secretary for the meeting