MINUTES
BOARD WORKSHOP
MONDAY, NOVEMBER 2nd, 2026
9 AM – ROLLINS THEATER

APPROVED

DIRECTORS PRESENT:
Ron Clark, President
Jim Collins, Treasurer
Carrie Blaylock, Secretary
Julie Porto, Vice President
Geri Roberts
Arthur DeAngelis
Tony Rickert
Wayne Keyes

OTHERS PRESENT:
Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Deputy Jeff Merry
4 members are present and 3 via Zoom.

Directors Absent:
Greg Eisman

Meeting called to order at 9:00 a.m./Pledge of Allegiance
Quorum established with 8 Directors present

The following items were discussed:

Discussion of Addendum with Diaz Fritz Group for Phase 1B Restaurant/Pool construction

President Clark stated that the first item on the agenda is the discussion of an addendum with the general contractor whose initials are DFG. The Diaz Fritz Group is the official name of the contractor for the Phase 1B restaurant pool construction. The CA has a contract in place with DFG for Phase 1A. The first contract seems to have worked out well for 1A, so we'll just make an addendum for 1B. At the board meeting on the 11th, the Board will be approving what the cost for 1B and current estimates is around $5.9 million. Vice President Porto spoke of two CA members in attendance at the recent membership meeting that both spoke about accessibility. She would like the 1B plans to include a sliding door for all members of the community. She went on to say that she would like to speak with the contractor about that if it's not already in the plans. President Clark approved adding the addendum with Diaz Fritz Group for Phase 1B Restaurant and Pool construction to the November 11th agenda.

Discussion of Addendum with Bohler Engineering for Phase 1B Restaurant/Pool engineering

President Clark specified that the second item on the agenda is the discussion of the addendum with Bohler Engineering (our Civil Engineer) for Phase 1B restaurant and pool. This company is the engineer of record, and since we applied for 1A and 1B to be on one site plan, they are the engineer of record for the entire site. So, we need to continue with them is the bottom line. We have a proposed contract from Bohler for the 1B phase, and this will be available for the board to review. Basically, what it says is that our cost for the work scope for Phase 1B would be $32,500. Now, that's in addition to the DFG's number as mentioned before. There may be some additional fees that could add up to $18,500, depending on how things go as far as additional

construction services. After a short-lived discussion with the Board and two CA members, President Clark approved the 2027 CA Budget approval to be on the November 11th agenda.

Discussion of contract with NOVA Engineering & Environmental for Phase 1B Restaurant/Pool Private Provider inspections

President Clark mentioned that the third item on the agenda is the discussion of a contract with NOVA Engineering and Environmental for Phase 1B restaurant and pool private provider inspections. The Board has a choice of either having the county review the construction or we can have the inspectional services done by an outside firm. This is the way we did it with the Phase 1A, where we had NOVA do the inspections instead of the county because we found that private providers were faster and more cooperative and easier to work with than the county inspectors. The proposal from NOVA is $11,850 to do inspections, and our architect recommends that we proceed with them. There is also an additional $2,250 estimate for plan review and processing, and the inspections themselves are $11,850. After a brief discussion with Director Keyes and Secretary Blaylock regarding NOVA Engineering and Environmental processes and a CA member, President Clark approved the 2026 Ballot Referendum approval to be on the November 11th agenda.

Discussion of an Addendum with Diaz Fritz Group for Phase 1B Central campus stormwater upgrades

President Clark cited the fourth agenda item is a discussion of the central campus stormwater upgrade system to Phase 1B. Now you've probably noticed a manhole near the big oak tree pumping water out to the roadway and letting it drain down the roadway to the catch basin. The CA needs to continue that towards the atrium parking lot to hook up with a storm drain in the atrium parking lot. This will also pick up stormwater coming off of the 1B project. This is a continuation to help our drainage situation in the central campus. The amount of money for that is $399,000. With a lot of piping involved to go from where it is right now near the big tree, around by the atrium, and halfway down the parking lot of the atrium to a catch basin. There will be a lot of piping and excavation work going on. This will eliminate stormwater being pumped out to Cherry Hills Blvd. President Clark approved this addendum to be on the November 11th agenda.

Discussion on the creation of Restaurant Advisory Committee

President Clark said the fifth item on the agenda is the creation of the Restaurant Advisory Committee. This topic came about during a meeting with Sodexo the day after the October 28th Membership Meeting. They are looking for 36 CA members to join either an advisor group or a focus group. There will be four different groups and a CA member can only be on one. An email will be sent out regarding setting up an advisory committee and three focus groups. The Restaurant Advisor Committee will consist of 12 people who will provide feedback to the Board and Sodexo. The feedback will include operational and service procedures. This committee will serve on an annual basis like all the other committees and roll through 2027. Sodexo wants to attend future Board Meetings with an individual representing Sodexo providing updates on where they stand on the restaurant. Thus, the advisory committee is to meet once a month the second Wednesday after the Board Meeting at 11:00 a.m. With the first meeting being December 9th at 11:00 a.m. The advisory committee is providing feedback only, no governance. Sodexo also wants to have focus groups for the bar area, food service, and the 24/7 market area to provide them with feedback for each. These focus groups will have one meeting only in January at a date TBD. Lengthy discussion between Board members and CA members commenced. The Board discussed the usage of Sodexo's criteria for the choosing the individuals who will either be on the advisory committee or a focus group. President Clark approved the creation of the Restaurant Advisory Committee to be on the November 11th agenda.

Discussion on proposal for extending the pool hours for children on December 5th.

The final item on the agenda is the discussion on the proposal for extending the pool hours for the December 5th Christmas events after the golf cart parade. The proposal would adjust the children's hours (under eighteen) to 11:00 a.m. to dusk. As it is written in policy that children can only be in the pool from 11 a.m. to 1 p.m. and 3 p.m. to 5 p.m. a board vote is required for any adjustment to that time. President Clark feels it's appropriate to have the Board vote on November 11th to extend the pool hours for December 5th only since its board policy. Secretary Blaylock stated she misunderstood when she brought this to President Clark. There were five directors, herself included, at a meeting when they met with the county and all directors present agreed to the extended time period. She went ahead and moved forward with the Pool Committee and had them sign off on the extension for time change for December 5th. She asked if the Board could vote right now and was told that President Clark sees no reason to vote at this meeting. Secretary Blaylock's entire plan is to keep CA residents on campus to shop, eat at the food trucks, and enjoy the Christmas festivities. President Clark approved extending the pool hours for children on December 5th to be on the November 11th agenda.

Motion to adjourn made by Director Rickert, seconded by Vice President Porto. Meeting adjourned at 9:56 a.m. Audience participation and discussion of one item ended at 10:13 a.m.

Alisha Marshall



Recording Secretary