

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 27, 2023**

- Held:** Wednesday, the 27th of September, 2023 at 5:30 p.m. at the Community Center as posted and identified on the published meeting agenda.
- Attendance:** The Regular Meeting of the Board of Directors of Stonegate North Villages Metropolitan District, Parker, Colorado, was called and conducted at the District Community Center located at 9550 Stonegate Parkway, Parker, CO 80134, in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:
- Jeni Reilly, Holly Kamm, Robert Vogel, and Vicky Strain were in attendance. Also, present were Kim Seter with Seter & Vander Wall, P.C; Jennifer Dulles with DStreet; Troy Friar with Rocky Mountain Custom Landscapes; Jenn Thomas with Front Range Recreational; Cheri Curtis with Marchetti & Weaver; Alisia Kear and Mark L. Eames, PCAM with PCMS and two members from the public.
- Roll Call and Call to Order:** Director J. Reilly confirmed a quorum was present for the purpose of conducting business and the meeting was called to order at 5:36 p.m. Director J. Reilly requested that Mr. Eames conduct the remainder of the meeting.
- Approval of Agenda:** Mr. Eames asked if anyone on the Board had any changes to the meeting agenda. Upon motion duly made, seconded and with no comments, unanimously carried, the agenda was approved.
- Disclosure of Potential Conflict Interest:** Mr. Eames noted that general disclosure statements have been filed as necessary on behalf of the members of the Board of Directors having conflicts of interest with the Office of the Colorado Secretary of State and with the Secretary of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said general disclosures be incorporated herein.
- Public Forum:** There were no requests to address the Board during the public forum session of the meeting.
- Consent Agenda:** Items for Consent Agenda:
- A. Meeting Minutes of September 6, 2023
 - B. Payment of Claims as of September 19, 2023
 - C. August 31, 2023 Financial Reports
- Following discussion, upon a motion duly made and seconded and unanimously carried, the Board approved the Consent Agenda items A, B, and C as presented.
- Outside Professional Reports:**
- Communications and Branding Update:** Ms. Dulles provided a verbal update behalf of DStreet on what has transpired from a Branding and communications standpoint in the past month, including the communication to the membership regarding the opening of the Community Center and the Community Center rules and regulations that have been provided to the Board and legal counsel form review. Ms. Dulles went on the discuss the upcoming ADA required changes related to the District website. Upon final review/discussion, the Board authorize Ms., Dulles to implement a temporary patch for the website, at a cost not to exceed \$ 45.00 per month.

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Outside Professional
Reports Continued:

Accounting:

Ms. Curtis noted that she had nothing specific to review for the Board, but asked if the Board had any questions for her. Ms. Curtis went on to briefly review the projected 2024 proposed budgets. Upon final review, the Board agreed to conduct a 2024 budget discussion prior to the next official Board of Directors meeting, for October 25, 2023 at 4:30 p.m.

Legal Updates:

Mr. Seter provided a brief review of the legal monthly report with the Board, and addressed questions. Mr. Seter went on to note that the Intergovernmental agreement with the Stonegate Village Metropolitan District regarding to the enforcement of the park facilities rules and regulation has been finalized by both parties. Mr. Seter went on to discuss the draft letter to be sent to the Stonegate Village Metropolitan District regarding the Stonegate North Villages Metropolitan District request to collect a CR Capital Recovery Fee-Community Center on each property in the Stonegate Village Metropolitan District. Following a lengthy discussion, the Board agreed to note the amount of \$ 1,800,00.00 for construction of the community center and the contractual amount to be confirmed by management for the contraction of the new pool and spa.

Mr. Seter went on to update the Board on the current Contingency Cost Classification requests from Centerre Construction, the general contractor for the clubhouse project. Centerre has signed off on the negotiated settlement, \$ 22,000.00, as approved at the June meeting. SBSA has denied the request to be a part of the settlement. It was agreed to continue this business matter as it relates to SBSA, until the next meeting.

Pool Project
Update:

Jenn Thomas updated the Board on the overall status of 2023 pool season operations and all outstanding work orders.

Landscape
Update:

Troy Friar was in attendance and reviewed provided the Board an update on his firm's various work over the past month.

Capital
Projects:

Director Reilly and Mr. Eames provided to the Board with updates related to the construction project.

District
Management:

Mr. Eames updated the Board on all various projects completed, and/or pending, along with all written or verbal request/recommendation to the Board of Directors, as provided to the Board in their monthly informational meeting packet.

Adjournment:

Therefore, the meeting was adjourned at 6:52 p.m. The next scheduled meeting was set for October 25, 2023 at 4:30 p.m., with official notice to be posted on the District's website.

The foregoing constitutes a true and correct copy of the minutes of the above referenced meeting and was approved by the Board of Directors of the Stonegate North Villages Metropolitan District.

Mark L. Eames
Secretary or Authorized Agent for the District