

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT
HELD AT THE COMMUNITY CENTER
9550 STONEGATE PARKWAY
PARKER, CO 80134

WEDNESDAY, APRIL 22, 2026
AT 5:30 P.M.

The regular meeting of the Board of Directors of the Stonegate North Villages Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

DIRECTORS IN ATTENDANCE

Vicky Strain
Jon Kool
Robert Kuehl
Tim Sepp

Absent:

[*Arrived where indicated.]

OUTSIDE PROFESSIONALS IN ATTENDANCE

Jason Jansky-DStreet-Communications
Shannon Ricca-Front Range Recreation-Pool Management
Steve Rogers-Designs by Sundown Landscaping
Irene Forgy-District Accountant – via Zoom
Alisia Kear-District Admin

Also present were:

-0- Members of the public

DECLARATION OF QUORUM / CALL TO ORDER

It was noted that a quorum of the District was present and that the Directors had confirmed their qualifications to serve. Accordingly, the continued regular meeting was called to order at 5:38 p.m.

CONFLICT OF INTEREST DISCLOSURE MATTERS

Ms. Kear advised the Board that, in accordance with Colorado law, any potential conflicts of interest must be disclosed prior to taking official action. The Board reviewed the agenda, and each member disclosed any applicable conflicts, as required. It was determined that participation by those

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present was necessary to establish a quorum and proceed with Board actions. Written disclosures had been filed with the Secretary of State prior to the meeting, and no new conflicts were reported.

APPROVAL OF AGENDA

The Board reviewed the agenda for the meeting. Following a motion duly made and seconded, the Board unanimously approved the agenda as presented.

PUBLIC COMMENT

There was no public in attendance for the meeting.

APPROVAL OF CONSENT AGENDA

4. Approval of Minutes – February 25, 2026
5. Payment of Claims – April 22, 2026

Following motion, second and unanimous vote, the Board approved the consent agenda as presented.

FINANCIAL OVERVIEW

Ms. Forgy provided an overview of the District's financial position and presented a draft of the audit for Board review. Following review, a motion was made, seconded, and with no public comment, unanimously approved to accept the audit as presented.

A separate motion was made and seconded, with no further comment, to approve the financials through March 31, 2026, for audit and legal review.

POOL MANAGEMENT

Ms. Ricca provided an update on the family pool plaster project, noting that the work has been completed and brushing of the surface to smooth the edges is still in progress. An update was also provided on the adult pool/spa tile replacement, indicating that sourcing a tile with the appropriate profile to align flush with the existing vertical wall tile has been challenging. This item remains in progress pending identification of an appropriate and available tile.

Following this update, the Board discussed the project and, upon motion, seconded, and with no further comment, unanimously approved authorizing the Board President to approve the selection of tiles for the project in an amount not to exceed \$7,000. The Board directed that the work be ordered as soon as possible and scheduled for installation between Monday and Thursday, which was identified as the optimal timeframe for the coping work.

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The Board also directed Mr. Jansky with DStreet to prepare and distribute an E-News communication to notify the community of the temporary closure of the adult pool during the installation.

The Board tabled evaluation of potential extended hours for the adult pool/spa and will continue to review and provide recommendations over the next several meetings. This item remains in progress pending estimates and design renderings, including potential options such as a stone wall, fencing, rubber inserts along the existing fence line, and other related improvements.

The addition of recycling containers alongside existing trash receptacles was also discussed. Following discussion, the Board determined this was not a feasible or cost-effective option at this time and elected not to proceed.

LANDSCAPING REPORT

Mr. Rogers reported that Rocky Mountain Custom Landscape has been acquired by Designs by Sundown and provided an update on current landscaping operations, including irrigation planning for the upcoming season in consideration of drought conditions and water allocation requirements.

He also provided an update on the native landscape project near Keystone Boulevard. An irrigation estimate was presented to reduce water usage along Chambers Road near Aventerra Parkway by adjusting heads and directing water to turf areas. Ms. Kear included prior map and location details for Board review.

Steve requested direction regarding trees that did not survive the winter due to dry conditions. The Board directed that dead trees be removed and not replaced until the next planting season due to drought conditions. It was also noted that some tree loss may be attributed to homeowner-installed trees in common areas that were not irrigated.

Following discussion, a motion was made, seconded, and unanimously approved to proceed with the irrigation adjustments as proposed.

COMMUNITY CENTER, PARKS, PLAYGROUNDS, BASKETBALL AND TENNIS COURTS

Keystone Park-Soccer Goals

The Board discussed the potential addition of soccer goals at Keystone Park for community use. Following discussion, the Board determined not to proceed with this item.

Violations Letters-Warning/Suspension

With recent acts of vandalism in the District and other identified violations, the Board engaged in discussion that some violations are more urgent and impactful than others. The Board noted that the current project to update and consolidate the Rules and Regulations is underway and affirmed

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the need to maintain Board discretion to impose suspensions without a prior warning for certain violations.

Following discussion, a motion was made, seconded, and with no further comment, unanimously approved to update the Rules and Regulations to include Board discretion to issue immediate suspension, without warning, for violations deemed to significantly impact pool operations, amenity use, or pose safety concerns to other individuals.

4th of July Event

The Board discussed plans and material needs for the Fourth of July event, including games, activities, signage, and community communications. The Board shared ideas for the event and will advise Ms. Kear of materials to be ordered in advance.

District Office Remodel

Ms. Kear provided the Board several bids for the District office remodel project, specifically for the small corner closet area within the current pool building. The Board reviewed all bids, asked several questions, and engaged in a detailed discussion.

Following discussion, a motion was made, seconded, and with comment, unanimously approved to award the contract to G4 Construction in the amount of \$25,420.44, with an additional project allowance not to exceed \$15,000.00 for any necessary additions to complete the District office remodel.

Playground Inspection

Ms. Kear provided an update to the Board that the playground inspection is still in progress and will be presented at the next meeting for review.

DISTRICT MANAGEMENT

Ms. Kear provided updates on District operations, including vandalism, landscaping, storage organization, and flags. Additional updates included pool preparation and lifeguard training, irrigation start-ups, dumpster enclosure maintenance and signage, pressure washing, Community Center maintenance items (including exterior restroom and patio door handles), ongoing storage organization, relocation of benches to Keystone Park, monument signage for the Community Center and pool areas, progress on Rules and Regulations updates, and pond maintenance at E-470 and Jordan Road.

Correspondence Received

Correspondence was reviewed from The Highlands at Stonegate North Condos requesting additional dog waste stations at Market Park. Following review of the proposed location map, a

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motion was made, seconded, and unanimously approved to install two (2) additional stations at Market Park, with Mr. Rogers to incorporate servicing into the contract twice per week. Following discussion, the Board also approved, upon motion, second, and unanimous vote, the installation of one (1) additional dog waste station at Keystone Park.

Rules & Regulations Documents

Ms. Kear presented legal counsel's update of the Rules and Regulations and noted that a special meeting may be scheduled in the coming weeks for final review and approval.

Pond/Drainage Maintenance Update

Ms. Kear provided an update on the E-470 and Jordan detention pond, noting that it has been cleaned and is functioning as designed. Following inspection, it was clarified that the pond is not intended to function as a permanent water feature, but rather as a detention and drainage area designed to temporarily hold and convey stormwater.

Ongoing maintenance, including outlet clearing and monitoring after precipitation events, will be required to ensure proper drainage and prevent standing water from impacting newly seeded areas. Seeding has been completed to stabilize the pond bottom and support vegetation growth, and the landscape team has been advised.

BRANDING & COMMUNICATIONS

Mr. Jansky provided updates to the Board regarding branding and communications.

LEGAL

Legal counsel was not present for the meeting but is currently working on combining the rules and regulations documents into a single consolidated document for the District.

ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:29 p.m.

_____/s/Alisia Kear_____
Secretary or Authorized Agent for the District