

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT  
BOARD OF DIRECTORS MEETING MINUTES  
JULY 26, 2023**

**Held:** Wednesday, the 26th of July, 2023 at 5:30 p.m. virtually via Zoom Video Communications 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 virtually via Zoom Video Communications, 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 three members of the public, 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 Marchetti & Weaver; Alisia Kear and Mark L. Eames, PCAM with PCMS.

**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 5:38 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:**

Discussion took place regarding a park usage concern from last month regarding a group that had set up several volleyball nets and tents. The public requested if the Board had taken any further action on the concern. Mr. Eames noted that the Board had not taken any further action, but the District is suggesting that public members are encourage to send an e-mail to the management company advising the District if they do plan on setting up volleyball nets and tents in the main park.

**Consent Agenda:**

Items for Consent Agenda:

- A. Meeting Minutes of June 28, 2023
- B. Meeting Minutes of July 19, 2023
- C. Payment of Claims as of July 26, 2023
- D. June 30, 2023 Financial Reports

Following discussion, upon a motion duly made and seconded and unanimously carried, the Board approved the Consent Agenda items A, B, C and D, 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 construction schedule of the Community Center and the Community Center rules and regulations for use, and a note to the Board that the website process and upcoming necessary steps to comply with next year's revised ADA standards still need to be considered for review by the Board.

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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 or Mr. Weaver. The Board did not have any inquires and thanked Ms. Curtis for attending.

**Legal Updates:** Mr. Seter provided a brief review of the legal monthly report with the Board, and addressed questions. Mr. Seter went on to discuss the updated 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, it was noted that Director Reilly had been previously provided final Board approval on the letter, and Mr. Seter is only waiting on final figures for all the improvements to be insert in the letter prior to sending.

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 requested an extension to review the information submitted by Centerre Construction.

**Pool Project**  
**Update:**

Jenn Thomas updated the Board on the overall status of pool operation. The Board went on to discuss the recent rental of the pool area by an outside Parker swim team, and their unapproved use of the District park and gazebo prior to their event in the pool. Upon review and discussion, it was agreed that the pool rental policy should be reviewed and as necessary additional language in the policy updated to address the use of District facilities by those renting the pool facility after hours. It was agreed that this type of situation could also be a concern with those that eventually rent out the clubhouse and should be reviewed and considered in the same manner.

**Landscape**  
**Update:**

Troy Friar was in attendance and reviewed provided the Board an update on his firm's various work over the past month. Mr. Friar also addressed pending work orders, dead tree removals and new tree replacements trees. Various comments, questions and concerns that have come up at the last Board meeting.

**Capital**  
**Projects:**

Director Reilly and Mr. Eames reviewed Mr. Sidoroff's report that was provided to the Board as part of their meeting packet regarding the monthly construction project and updated timelines.

**District**  
**Management:**

Mr. Eames updated the Board on all various projects completed and/or pending for the month, as provided to the Board in their monthly informational meeting packet. Mr. Eames went on to review the adult pool party incident, joint Districts limited access agreement, park usage encounter, and the status of resolution with Richmond Homes on the Filing 22 unresolved landscape transition matters.

**Adjournment:**

Therefore, the meeting was adjourned at 7:46 p.m. The next scheduled meeting was set for August 23, 2023 at 5:30 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