

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT  
BOARD OF DIRECTORS MEETING MINUTES  
OCTOBER 26, 2022**

- Held:** Wednesday, the 26th of October, 2022 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 and Holly Kamm were in attendance. Also, present were, Kim Seter, with Seter & Vander Wall, P.C.; Eric Weaver and Cheri Curtis with Marchetti & Weaver; Jennifer Dulles with DStreet; Troy Friar with Rocky Mountain Custom Landscape and Mark L. Eames, PCAM and Alisia Kear 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 5:35 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 with the additional of Officer Appointments being added under Director Items.
- 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 public forum inquires.
- Consent Agenda:** Items for Consent Agenda:  
A. Meeting Minutes of September 28, 2022.  
B. Payment of Claims as of October 20, 2022
- Following discussion, upon a motion duly made and seconded and unanimously carried, the Board approved the Consent Agenda items A and B as presented.
- Outside Professional Reports:**
- Communications and Branding Update:** Ms. Dulles provided an update on behalf of DStreet on what has transpired from a branding and communications standpoint in the past month.
- Accounting:** Mr. Weaver reviewed the draft September 30, 2022 financial reports and addressed various inquiries from the Board. Upon final review, motion was duly made, seconded and with no public comment unanimously passed to approve the unaudited financial reports as presented through September 30, 2022. Mr. Eames noted that there were no material updates on the capital projects expense report summary from September to October.
- Mr. Weaver went on to review the 2022 audit proposals he had received. After a brief discussion, a motion was duly made, seconded and with no public comment unanimously passed to approve the Green and Associates, LLC at a total fee not to exceed \$ 7,600.00.

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**Outside Professional**  
**Reports Continued:**

**2022 Budget**  
**Amendment:**

Director J. Reilly opened the public hearing on the proposed amendment to the 2022 budget. Mr. Weaver reviewed the proposed amendment, as it related to additional income received from the Conservation Trust. Following discussion and upon motion duly made, seconded, and unanimously carried, the public hearing on the 2022 budget amendment was closed by Director J. Reilly. Upon motion duly made, seconded and unanimously carried, the Board adopted a resolution approving the budget amendment and directed Marchetti & Weaver LLC to file the resolution with the Division of Local Government as required by statute. Director J. Reilly closed the Budget Amendment Hearing.

**2023 Budget**  
**Hearing:**

Director J. Reilly opened the public hearing on the proposed 2023 budget. Mr. Eames reported that legal counsel was requested to publish notice of the public hearing in accordance with Colorado State Statutes. Director J. Reilly declared the public budget hearing closed.

Discussion ensued regarding estimated expenditures in the general fund, landscape recreation fund and the debt service fund. Upon motion duly made, seconded and unanimously carried, the Board (1) approved and adopted the 2022 budget as amended, (2) approved and adopted the mill levy for certification to the County, as indicated within the resolution, (3) approved the 2022 maintenance fee structure at \$45.00 per month, per unit (4) authorized the appropriate officer to sign the necessary documentation, and (5) directed Mr. Weaver of Marchetti & Weaver LLC accountant for the District, to submit the certification of the tax levies to the Board of County Commissioners of Douglas County no later than December 15, 2022, and to file the 2023 budget with the Division of Local Government prior to January 31, 2023.

**Legal Updates:**

Mr. Seter reviewed his monthly report with the Board, addressed questions and was provided directives from the Board on several matters of business on behalf of the District. Mr. Seter reviewed the FMLI Employee Leave Program and noted that the Board does not need to take any formal action, as the District has no employees outside of the Board member. Mr. Eames noted that the resolution with Richmond Homes on the Filing 22 unresolved landscape transition matters, has not been finalized, as the District is waiting on Richmond Homes to respond to the final agreement.

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

Mr. Eames reported that the adult pool has been open and the District has received several positive comments from users both within the District and users that reside within the Stonegate Village Metropolitan District boundaries.

**Landscape**  
**Update:**

Troy Friar was in attendance and reviewed his firms monthly update/report and addressed questions from the Board. Mr. Friar also updating the Board on several pending work orders. Mr. Eames finished the landscape report by reviewing the most recent irrigation water usage as reported by the Stonegate Village Metropolitan District, specifically for the Branham irrigation meter.

**Tennis and**  
**Basketball Court**  
**Update:**

No official report.

**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.

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**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 informational packet.

**Adjournment:**

Therefore, the meeting was adjourned at 7:05 p.m. The next scheduled meeting was set for December 14, 2022 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.

  
Secretary or Authorized Agent for the District