

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

**Held:** Tuesday, the 26th of April, 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, Kevin Reilly, Warren Robinson, and Rob Vogel were in attendance. Also, present was Cheri Curtis and Eric Weaver with Marchetti & Weaver; Kim Seter, with Seter & Vander Wall, P.C.; Eli Schlagel with Front Range Recreational; Troy Friar with Rocky Mountain Custom Landscape Services; Jennifer Dulles with DStreet; and Mark L. Eames, PCAM and Alisia Kear with PCMS. There were also two members of the public in attendance.

**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 5:30 p.m. Director J. Reilly requested that Mr. Eames conduct the remainder of the meeting.

**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 was no requests to speak during the public forum.

**Approval  
of Agenda:**

Mr. Eames reviewed the agenda. Upon review, a motion was duly made, seconded and unanimously passed to approve the agenda as written and provided.

**Consent Agenda:**

Items for Consent Agenda:  
A. Meeting Minutes of March 22, 2022.  
B. Payment of Claims as of April 26, 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 and Ms. Curtis reviewed the draft March 31, 2022 financial reports. Upon final review, motion was duly made, seconded and unanimously passed to approve the unaudited financial reports as presented through March 31, 2022. Mr. Weaver addressed question from the Board on his projected cash flow for the remainder of 2022, based upon the revised estimated costs for the community center. Mr. Eames went on to review the updated capital projects expense report summary with the Board of Directors. Ms. Curtis reported that the 2021 audit work is still in process.

**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.

## **Outside Professional Reports Continued:**

### **Pool Project**

#### **Update:**

Mr. Eli Schlagel updated the Board on the upcoming swim season staffing. Mr. Schlagel reported that staffing for the upcoming season appears to be at 100%, which was great news. Mr. Schlagel went on to update the Board on the recent fence repairs work that has been completed around the perimeter of the pool.

### **Landscape**

#### **Update:**

Mr. Eames introduced Mr. Troy Friar with Rocky Mountain Custom Landscape Services, the District's new landscape management and snow removal service contractor, effective April 1, 2022. Mr. Friar went through his team's monthly update/report and addressed questions from the Board. Mr. Friar also noted that his team is working on a new landscape bed design for the entrance monuments at Jordan and Aventura and anticipates having an initial rendering and pricing to the management team within the next weekdays.

### **Tennis and Basketball Court**

#### **Update:**

Mr. Eames noted that the basketball pole on the north end of the basketball court that had been broken, has been replaced. Mr. Eames noted that both rims have been secured at the regulation 10 feet, to minimize abuse to the equipment.

### **Capital Projects:**

Mr. Eames reported that the contract with Centerre Construction, Inc., at a bid price not to exceed \$ 1,835,000.00, has been executed after review and approval of the contract by Directors J. Reilly, Richard Sidoroff and Kim Seter. Centerre has been moving forward in securing various materials and sub-contractors for the project. The goal will be starting in either the May or June Board meetings, to provide the Board with project timeline updates at each meeting thereafter until the project is completed.

### **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 note that a site survey is being required by Douglas County to confirm that the new monument sign at Chambers and Aventura will not infringe on any easement and confirm setbacks requirements at the intersection. If the District wanted to reduce the size of the monument, the site survey would not be required. The Board agreed that for the small additional costs to complete the site survey, they desired to move forward with the monument sign size as previously proposed and approved.

Mr. Eames wrapped up his report by discussing the e-mail his team sent and response received from the Stonegate Village Metropolitan District (SVMD) representative, regarding the water metal water piping that had been removed and stored at the corner of Keystone and Aventura. After a lengthy discussion, the Board requested management respond back to the SVMD regarding their concerns on where the piping is stored and seek a better solution to having that piping sitting out not only a distraction, eye sore to the neighborhood, but damaging the turf area underneath the piping.


### **Director Items:**

It was noted for the minutes that Director K. Reilly and Director W. Robinson would be officially leaving the Board effective May 3, 2022. Various statements and gestures were made by several in attendance thanking both gentlemen for their dedication and time on behalf of the District over the past four years.

### **Adjournment:**

Therefore, the meeting was adjourned at 7:47 p.m. The next scheduled meeting was set for May 24, 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 Agent for the District