

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT  
BOARD OF DIRECTORS MEETING  
MINUTES**

**Held:** Tuesday, the 27<sup>th</sup> day of April 2021 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 Villages North 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, Holly Kamm, Alice Braun and Warren Robinson were in attendance. Also, present were Kim Seter with Seter & Vander Wall P.C.; Eli Schlagel with Front Range Recreation; and Mark L. Eames, PCAM and Jessica Moser with PCMS. Members of the public in attendance were: Sunil Mishra.

**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:** Mr. Mishra did not have any public forum matters to address with the Board of Directors.

**Approval of Agenda:** Mr. Eames reviewed the Agenda with the Board. Following discussion, upon a motion duly made and seconded, the Board approved the Agenda as amended, to remove Section IV, Accounting Reporting which will be reviewed at the May Board of Director meeting.

**Consent Agenda:** Items for Consent Agenda:  
A. Review and Approve Regular Meeting Minutes of March 23, 2021  
B. Payment of Claims  
C. Consent for the Gillian's Land Survey Contract not to Exceed \$12,000.00  
D. Approval of the Cole Garner Geotechnical Contract not to Exceed \$3,500.00

Following discussion, upon a motion duly made and seconded and, the Board approved the Consent Agenda Items A, B, C & D as presented.

**Outside Professional Reports:**

**Communications and Branding Update:**

Jennifer Dulles provided her report of what has been taking place in the past month including planning for the Graduating Seniors event at the pool and that the May newsletter will have the new pool registration information included along with an E-news being sent out to the SNVMD residents as well. The next article spotlighting a Board Member will be with Director Braun for the June publication. Director Reilly noted that the Rules & Regulations for the Recreation Amenities need to be finalized and published on the website hopefully to the information regarding the pool registration being disseminated to the District members.

**Accounting:**

Based on consideration from the Treasurer, the review of the 1<sup>st</sup> quarter financial reports through March 31, 2021 will be reviewed at the May Board of Directors meeting.

Mr. Eames presented the updated Capital Improvement Project Budget Summary that he put together, which will continue to be updated with each invoice/change order, etc. for the Board's information.

**Legal Updates:**

Mr. Seter, with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated April 21, 2021. Mr. Seter provided updates regarding matters reviewed/discussed below:

Richmond American Lot 22 Landscape Agreement and Filing 22 Sound Wall: Mr. Seter indicated that he had sent the sound wall easement and open space tract acceptance agreement to Richmond Homes prior to the March Board meeting. After discussion, a motion was made, seconded and without public comment, unanimously passed to authorize Mr. Seter and Mr. Eames to finalize negotiating an agreement with the contingency that the easements must be granted in order for the District to sign the agreement.

Mr. Seter provided an update regarding the CLA/ISP invoice negotiations and that ISP had agreed to the agreement, but CLA still has not, but have agreed to accept payment of the amount approved by the Board prior to termination in the amount of \$20,596.66.

**Pool and Clubhouse**

**Project Update:**

Eli Schlagel with Front Range Recreation was in attendance to provide an update regarding the pool project activities such as but not limited to the following: Cabanas will be delivered and installation should commence next week; the hole for adult pool has been excavated and partially formed; waiting on Douglas County for permits, which FRR anticipates obtaining an update this week; time frame for tile and plaster on big pool is scheduled to be completed by May 8<sup>th</sup> and at that point, the big pool will be filled immediately thereafter. For the adult pool concrete pouring of the upper area, FRR is on hold until Douglas County releases the required permits. Mr. Schlagel reported that paperwork was submitted to Douglas County two weeks ago and unfortunately Douglas County does not provide any estimated time lines on when they the District will receive final approvals. Mr. Schlagel and Mr. Eames noted they would each reach out to Douglas County again to see if they can obtain a date of when the permit may be issued to keep the process moving along.

**Landscape**

**Update:**

Brightview provided their written monthly report which was included in the Board packet, but no representatives from BrightView were in attendance for the meeting. Mr. Eames noted that he would be contacting Brightview regarding their attendance at the last couple District meetings. The Board was also not impressed with the revised "rendering" that was submitted for the Jordan Road Enhancement Project and Mr. Eames noted that he has requested proposals from additional contractors to see if they can provide something that is more in line with what the Board is looking for.

**Capital Improvement/ Enhancement Project Update:**

Director J. Reilly provided an update on the capital improvement project and noted that she continues to be pleased with how well the various projects are moving along. Director J. Reilly went on to note that she has been keeping the additional committee members in the loop with the pool and landscape activities and noted the proposed additional monument signage that may be added in several locations in the District. Mr. Eames reported that the handrails painted with the new branding colors of the District has been completed and that the AdHOC Advisory Landscape Committee continues to review options for community signage.

**District Management:**

Mr. Eames updated the Board on projects completed and pending for the month, as provided to the Board in their monthly informational meeting packet. Mr. Eames noted that the company that provided the initial renderings for the proposed clubhouse expansion feel they are owed the contract due to a “handshake agreement” some time ago. Director K. Reilly does not agree that there was any type of agreement, written or not, in place. As a follow up to discussion at the last meeting, Mr. Eames noted that Douglas County is going to do another traffic study at Aventerra and Stonegate Parkway to see if a crosswalk button can be added due to the safety concerns being expressed at that intersection. Director J. Reilly asked if the District pays for the flashing lights, will they allow for them to be installed and Mr. Eames noted he would investigate further and report back to the Board. Mr. Eames noted that the fence repair project will be commencing soon and is scheduled to be completed by June 7<sup>th</sup> and will have pergola touched up this year rather than repainted since it will likely be removed when the clubhouse project commences.

**Directors Items:**

Mr. Eames requested the Board’s thoughts on future Board meetings and if the Board would like to look at meeting in person moving forward. It was determined that since the May meeting was already published in the newsletter as zoom, that the Board will plan to meet in person at a location to be determined, for the June meeting. Director J. Reilly provided an update regarding Director Kamm’s son who finished his Eagle Scout Project and he will be submitting a request for reimbursement for the work he completed.

**Adjournment:**

There being no further business to come before the Board at this time, the meeting was adjourned at 7:12 p.m. The Board noted that the next scheduled meeting was set for May 25, 2021 at 5:30 p.m., via Zoom, with official notice to be posted on the District 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.



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Secretary for the District

**SIGNATURE CERTIFICATE**

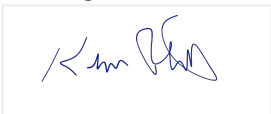


**REFERENCE NUMBER**

E88601AE-2FF9-4999-89D5-4A3ECA938E64

TRANSACTION DETAILS	DOCUMENT DETAILS
<p><b>Reference Number</b> E88601AE-2FF9-4999-89D5-4A3ECA938E64</p> <p><b>Transaction Type</b> Signature Request</p> <p><b>Sent At</b> 05/25/2021 23:37 EDT</p> <p><b>Executed At</b> 06/22/2021 14:22 EDT</p> <p><b>Identity Method</b> email</p> <p><b>Distribution Method</b> email</p> <p><b>Signed Checksum</b> edb3e8e8729fa1ec7617cc3b6feeac751d7251989907c3dbde1130c6cba9fa72</p> <p><b>Signer Sequencing</b> Disabled</p> <p><b>Document Passcode</b> Disabled</p>	<p><b>Document Name</b> 4 27 21 Snvmd Draft Regular Meeting Minutes</p> <p><b>Filename</b> 4_27_21_snvmd_draft_regular_meeting_minutes.pdf</p> <p><b>Pages</b> 3 pages</p> <p><b>Content Type</b> application/pdf</p> <p><b>File Size</b> 191 KB</p> <p><b>Original Checksum</b> 6466fb957fb31f5d6d267302cc250ae6eb6b4a7b8c67fe0d2e31713945e17e4f</p>

**SIGNERS**

SIGNER	E-SIGNATURE	EVENTS
<p><b>Name</b> Kevin Reilly</p> <p><b>Email</b> kmreilly8@gmail.com</p> <p><b>Components</b> 1</p>	<p><b>Status</b> signed</p> <p><b>Multi-factor Digital Fingerprint Checksum</b> 9bff25b4545eaa1b56bbe2ec3f7475c5dc1a34068e8cab4678ac13bd82620a5e</p> <p><b>IP Address</b> 73.181.99.249</p> <p><b>Device</b> Mobile Safari via iOS</p> <p><b>Drawn Signature</b> </p> <p><b>Signature Reference ID</b> 2D4F7738</p> <p><b>Signature Biometric Count</b> 157</p>	<p><b>Viewed At</b> 06/22/2021 14:22 EDT</p> <p><b>Identity Authenticated At</b> 06/22/2021 14:22 EDT</p> <p><b>Signed At</b> 06/22/2021 14:22 EDT</p>

**AUDITS**

TIMESTAMP	AUDIT
05/25/2021 23:37 EDT	Jessica Moser (corpoffice@pcms.net) created document '4_27_21_snvmd_draft_regular_meeting_minutes.pdf' on Chrome via Windows from 50.246.196.1.
05/25/2021 23:37 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a link to sign.
05/30/2021 19:02 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.
05/31/2021 10:26 EDT	Kevin Reilly (kmreilly8@gmail.com) viewed the document on Mobile Safari via iOS from 73.181.99.249.
05/31/2021 10:31 EDT	Kevin Reilly (kmreilly8@gmail.com) viewed the document on Mobile Safari via iOS from 73.181.99.249.
06/03/2021 19:02 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.

06/10/2021 19:04 EDT Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.

06/11/2021 08:12 EDT Kevin Reilly (kmreilly8@gmail.com) viewed the document on Mobile Safari via iOS from 73.181.99.249.

06/17/2021 19:06 EDT Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.

06/19/2021 11:55 EDT Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.

06/22/2021 12:32 EDT Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.

06/22/2021 14:18 EDT Kevin Reilly (kmreilly8@gmail.com) viewed the document on Mobile Safari via iOS from 73.181.99.249.

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