

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 6, 2023**

Held: Wednesday, the 6th of September, 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, Elizabeth Kuehl and Vicky Strain were in attendance. Also, present were 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 and one homeowner.

**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 5:31 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:

There were no requests to address the Board during the public forum session of the meeting.

Consent Agenda:

Items for Consent Agenda:

- A. Meeting Minutes of July 26, 2023
- B. Payment of Claims as of August 30, 2023
- C. July 31, 2023 Financial Reports

Following discussion, upon a motion duly made and seconded and unanimously carried, the Board approved the Consent Agenda items A, B, and C 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 schedule for the opening of the Community Center and the Community Center rules and regulations that have been provided to the Board and legal counsel for review. Upon review, a motion duly made and seconded and unanimously carried, to approve the Community Center rules and regulations as presented, and allow the Board President authority to make any final clerical changes for final approval.

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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. Ms. Curtis noted that the preliminary certificate of valuations from the County were provided to the Board in their monthly information packet.

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 denied the request to be a part of the settlement. Upon review, a motion duly made and seconded and unanimously carried, to approve a payout to Centerre Construction for the final contingency request in an amount not to exceed \$ 35,000.00 and have Kim Seyer provide the Board with options to potential take action against SBSA .

Pool Project
Update:

Jenn Thomas updated the Board on the overall status of pool operations. The Board went on to discuss the proposal from Front Range to maintain the adult pool and spa operations on an annual basis. Director Reilly request that a couple additional service items be added to the proposal and have a reviewed proposal brought back to the Board for consideration

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 reported that his firm has taken on a new partnership with Mariani Landscape and addressed all pending work orders, dead tree removals and new tree replacements trees.

Capital
Projects:

Director Reilly and Mr. Eames provided to the Board with updates related to the construction project. Mr. Eames noted that there may be a challenge made by Centerre Construction regarding the installation of the grasscrete that is required on the northwest side of the community center for fire and storm sewer access.

District
Management:

Mr. Eames updated the Board on all various projects completed, and/or pending, along with all written or verbal request/recommendation to the Board of Directors, as provided to the Board in their monthly informational meeting packet. Mr. Eames went on to request the Board consideration to consider the Filing 22, Richmond Homes portion of the landscape transition finalized. Upon review, the Board unanimously agreed to consider the Richmond Homes Filing 22 landscape transition resolved and finalized.

Adjournment:

Therefore, the meeting was adjourned at 6:42 p.m. The next scheduled meeting was set for September 27, 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