

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
JUNE 28, 2023**

Held: Wednesday, the 28th of June, 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 and Vicky Strain were in attendance. Also, present were four 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 and Eric Weaver with 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 5:39 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 recent park usage concern regarding a group that had set up several volleyball nets and tents. The public present at the meeting presented their thoughts to the Board on what occurred in the park and requested consideration of the Board to continue such usage, as the group was not an organized sport league, just members using the park for a volleyball game.

Consent Agenda:

Items for Consent Agenda:

- A. Meeting Minutes of May 17, 2023.
- B. Payment of Claims as of June 22, 2023
- C. May 31, 2023 Financial Reports
- D. Hot Water Heater Replacement for the Pool House

Following discussion, upon a motion duly made and seconded and unanimously carried, the Board approved the Consent Agenda items A, B, C and D, 's 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 brief updated the Board on the website process and upcoming necessary steps to comply with next year's revised ADA standards. Ms. Dulles noted that the District has received several positive comments related to the Annual Seniors Event.

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Outside Professional
Reports Continued:

Accounting:

Mr. Weaver stated that the 2022 audit draft was provided to the Board in their informational meeting packet. After a brief discussion, motion was duly made, seconded and with no public comment unanimously passed to approve the draft 2022 audit pending final review by Mr. Seter and Director Reilly.

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's 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 opening of the pools for 2023. The Board went on to discuss the recent concerns expressed with the Adult Pool area being utilized afterhours and the level of noise being scheduled private pool usage event. It was agreed that those that enter the area after closing should be considered as trespassing. The Board went on to discuss options related to noise (music) level that where higher decibels then allowed by County ordinance. It was discussed and agreed to install a decibel reader at the pool so that all parties could be aware of the noise level, so that pool staff to take appreciate measures when such level exceeds County regulations.

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, obtaining proposals for the Board on some additional turf loss during the winter months, dead tree removals and new tree replacements tree and various comments, questions and concerns that have come up at the last Board meeting. The Board agreed to not take any action on the re-seeding proposal, based upon concerns that the re-seeding project this Spring has not shown signs of progress, and requested that all dead trees be removed as required by the landscape contract and those warranty trees that have not survives be replaced as immediately to take advantage of current weather conditions.

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.

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.

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Adjournment:

Therefore, the meeting was adjourned at 7:00 p.m. The next scheduled meeting was set for July 26, 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