

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

Held: Tuesday, the 23rd day of March 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 Jason Carroll with CLA who did not stay for the entire meeting; and Sunil Mishra who joined the meeting around 5:50p.m.

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 5:32 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: Jason Carroll with CLA was in attendance to request a meeting to discuss a payment offer made by the District for certain invoices submitted in 2020. It was determined that a call would be set up with Mr. Carroll to discuss this matter. Mr. Eames provided Sunil Mishra with an opportunity to speak at the end of the meeting since he was not in attendance for the public forum initially. Mr. Mishra had an inquiry on if there were any updates related to Lot 90, the proposed monument signs being considered throughout the District and the landscaping adjacent to his home.

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 presented.

Consent Agenda: Items for Consent Agenda:
A. Review and Approve Regular Meeting Minutes of February 23, 2021
B. Payment of Claims
C. Electronic Consent on the Pool/Tennis Court Posted Regulations
D. Fence Consultant Service Repairs, Low Bid Not to Exceed \$52,000.00

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 was not in attendance at the meeting due to personal matters that arose. Director J. Reilly provided a brief summary of what has been taking place in the past month including planning for the Graduating Seniors event at the pool and that the April newsletter will have an article introducing Director Robinson to the community.

Accounting:

Based on direction from the last meeting, while the financials were included in the packet, an official vote was not being solicited as the Board will be reviewing and approving the financial report quarterly as discussed at the last meeting.

Mr. Eames presented the updated Capital Improvement Project Budget Summary that he put together last month and updated based upon comments made at that meeting, in an effort to simplify the specific budget for this project, to include the different categories with their individual budgeted amounts, which will continue to be updated with each invoice/change order, etc. for the Board's information.

Mr. Eames noted that the District received a response from the Stonegate Village Metropolitan District regarding the Branham water meter concerns and that it was found that there were no leaks or that the meter was not functioning correctly. Mr. Eames will work with the landscape team to monitor the meter closely this spring/summer and request that they provide bi-monthly meter readings.

Legal Updates:

Mr. Seter, with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated March 23, 2021. Mr. Seter noted that there were not any updates to provide since the last meeting except for the 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 just prior to the Board meeting.

Mr. Eames reported that the Lot 89 ADHOC Advisory Committee had met to review the plans Lokal had submitted. After that meeting the County sent out a second referral request on the site application, since the first referral was done over a year ago. After a brief discussion, the Board agreed that the Committee should review the referral and have the authority to make the final recommendation on responding to the referral and Lokal as it related to future ownership and maintenance of any open space tracts within Lot 89.

Mr. Seter provided an update regarding the CLA/ISP invoice negotiations and that ISP had agreed to the agreement, but CLA has not. He also provided an update on the Brightview contract renewal addendum that Mr. Eames had requested he review. Director K. Reilly noted that he would like to be a part of the contract addendum prior to it being provided to the Brightview team and that he would like the service level expectations outlined very clearly in the new agreement so that there is not confusion on either side of what is expected with the landscape and snow removal maintenance efforts. Mr. Eames noted that he would request that the Board allow the current addendum process to move forward with some minor adjustments and that management would like to work on putting together a new landscape and snow removal service contract that would attempt to incorporate greater service and expectation details. Director J. Reilly agreed with the recommendation and volunteered to be on a new sub-committee to assist in reviewing a new contract format which will outline several specific time frame expectations for work to be completed, which may include penalties for work not being completed per the agreement. Mr. Eames and Mr. Seter will work on getting the addendum to the current agreement finalized by March 31, 2021.

**Pool and Clubhouse
Project Update:**

Director J. Reilly provided an update regarding the pool and tennis court access and registration system and how the process will work. A lengthy discussion ensued regarding options for either replacing or removing the tile in the pool. Director K. Reilly suggested that the new SNVMD logo/branding be painted on the bottom of the pool to see how that might work out. Mr. Schlagel will bring a proposal to have that work completed to the April meeting for the Board's review and consideration. Upon further review, a motion was made, seconded and without public comment, unanimously passed to approve moving forward with Option 2 (removing the tile) which will be considered Change Order #7 at a cost not to exceed \$12,500.00. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve Change Order #8 to repaint the buckets and lemon drops at a cost not to exceed \$1,350.00. Director J. Reilly mentioned that she would like to get wiring installed before/during the concrete replacement so that the various pool areas can have speakers added at a later date, but will already be wired for it. Director J. Reilly and Mr. Eames will get in touch with Jennifer to get started on the new signage for both the pool and tennis courts to include the new branding colors/etc. and new rules that were recently approved.

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 went over the report submitted. Mr. Eames noted that \$85,000 is currently budgeted for trees this season and that he would request the Board's consideration in authorizing him to enter into an agreement on behalf of the District at a cost not to exceed \$45,000.00 for replacement trees excluding the Jordan Road refurbishment project. A motion was made, seconded and without public comment, unanimously passed to authorize Mr. Eames to negotiate with Brightview on the tree installations for 2021 at a cost not to exceed \$45,000.00 excluding Jordan Road.

Director J. Reilly noted that an on-site meeting was held to discuss the initial rendering submitted by Brightview for the Jordan Road enhancement project. Based upon that meeting, Brightview will be resubmitting another proposal for the project with design options looking at taking out additional sod and adding some additional vegetation to create more visual interest for the project. Mr. Eames reported on potential funding options for the project, with a notation that other budgeted projects for this year are still outstanding and may need adjustments accordingly once proposals for the projects are received by the Board. After discussion, a motion was made, seconded and without public comment, unanimously passed to allow the Landscape Enhancement Committee to work with Brightview on the Jordan Road project at a cost not to exceed \$100,000.00

Capital Improvement/ Enhancement Project Update:

Director J. Reilly provided an update on the capital improvement project and noted that she is pleased with how quickly they are moving along. Mr. Eames reviewed a proposal to have the pergola and handrails painted with the new branding colors of the District. Upon review, a motion was made, seconded and without public comment, unanimously passed to authorize management to execute an agreement at a cost not to exceed \$2,900.00 for the handrail proposal only and for the contractor to utilize the Districts blue theme color.

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.

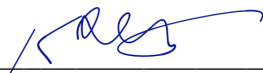
Directors Items:

Director J. Reilly noted 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. Some will be a large monument, secondary monument and then "marker" monuments. Again, homeowner Sunil Mishra addressed the Board and requested that the Board install a "main" monument sign on the open space tract adjacent to his lot as he didn't feel the three proposed monuments near his lot were enough for people to recognize that the Market Street entrance off of Jordan Road is part of the District. It was explained that final locations, number of monuments and overall costs for the project have not been finalized.

Adjournment:

There being no further business to come before the Board at this time, the meeting was adjourned at 7:19 p.m. The Board noted that the next scheduled meeting was set for April 27, 2021 at 5:30 p.m., 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.




Secretary for the District



SIGNATURE CERTIFICATE

TRANSACTION DETAILS	DOCUMENT DETAILS
<p>Reference Number 707FB6EA-8149-4930-9206-9913197F2D18</p> <p>Transaction Type Signature Request</p> <p>Sent At 04/28/2021 04:17 EDT</p> <p>Executed At 05/20/2021 19:58 EDT</p> <p>Identity Method email</p> <p>Distribution Method email</p> <p>Signed Checksum af2abc1c383ccffe0c4ac790970bd18cf675ce1fcb414567d288a91b107eb97</p> <p>Signer Sequencing Disabled</p> <p>Document Passcode Disabled</p>	<p>Document Name 3_23_21_SnvmD Regular Board Meeting Minutes-Approved</p> <p>Filename 3_23_21_snvmD_regular_board_meeting_minutes-approved.pdf</p> <p>Pages 3 pages</p> <p>Content Type application/pdf</p> <p>File Size 196 KB</p> <p>Original Checksum 7cdda61e34e6f94ff0035db77423ff3555321fd544bfd2279bf1f563bad80c43</p>

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<p>Name Kevin Reilly</p> <p>Email kmreilly8@gmail.com</p> <p>Components 1</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 89bcd191f5d279d26406604476cbb6ac9e8db10f83aa3a406cc3c34f368e0</p> <p>IP Address 73.181.99.249</p> <p>Device Mobile Safari via iOS</p> <p>Drawn Signature </p> <p>Signature Reference ID C1CC9698</p> <p>Signature Biometric Count 96</p>	<p>Viewed At 05/20/2021 19:57 EDT</p> <p>Identity Authenticated At 05/20/2021 19:58 EDT</p> <p>Signed At 05/20/2021 19:58 EDT</p>

AUDITS

TIMESTAMP	AUDIT
04/28/2021 04:17 EDT	Jessica Moser (corpoffice@pcms.net) created document '3_23_21_snvmD_regular_board_meeting_minutes-approved.pdf' on Chrome via Windows from 50.246.196.1.
04/28/2021 04:17 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a link to sign.
05/02/2021 16:33 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.
05/02/2021 19:03 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.
05/06/2021 19:02 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.
05/12/2021 16:33 EDT	Kevin Reilly (kmreilly8@gmail.com) viewed the document on Mobile Safari via iOS from 73.181.99.249.
05/13/2021 07:26 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.
05/13/2021 19:04 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.
05/14/2021 11:54 EDT	Kevin Reilly (kmreilly8@gmail.com) viewed the document on Mobile Safari via iOS from 107.77.198.116.
05/14/2021 12:00 EDT	Kevin Reilly (kmreilly8@gmail.com) viewed the document on Mobile Safari via iOS from 107.77.198.116.
05/14/2021 12:01 EDT	Kevin Reilly (kmreilly8@gmail.com) viewed the document on Mobile Safari via iOS from 107.77.198.116.
05/14/2021 12:02 EDT	Kevin Reilly (kmreilly8@gmail.com) viewed the document on Mobile Safari via iOS from 107.77.198.116.
05/17/2021 11:36 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.
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05/20/2021 19:06 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.
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TIMESTAMP

05/20/2021 19:58 EDT

AUDIT

Kevin Reilly (kmreilly8@gmail.com) signed the document on Mobile Safari via iOS from 73.181.99.249.