

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
MARCH 22, 2023**

Held: Wednesday, the 22nd of March, 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, Rob Vogel and Vicky Strain were in attendance. Also, present were Beth Dauer with Seter & Vander Wall, P.C; Cheri Curtis with Marchetti & Weaver; Jennifer Dulles with DStreet; Troy Friar with Rocky Mountain Custom Landscapes; Jenn Thomas with Front Range Recreational; 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 5:32 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 with the additional of Officer Appointments being added under Director Items.

**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 public forum inquires.

Consent Agenda:

Items for Consent Agenda:

- A. Meeting Minutes of February 22, 2023.
- B. Payment of Claims as of March 16, 2023

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 a brief verbal update behalf of DStreet on what has transpired from a Branding and communications standpoint in the past month, including the efforts that are being taken to comply with the new ADA standards for District websites that go into effect next year.

The Board went on to review and discuss the draft Facilities Use Rules and Regulations. A motion was duly made, seconded and with no public comment unanimously passed to approve the draft as presented and authorize the Board President to finalize the draft, with input from legal counsel.

Stonegate North Village Metropolitan District

Board of Directors Meeting

March 22, 2023

Page 2

**Outside Professional
Reports Continued:**

**Communications
and Branding**

Update:

A motion was duly made, seconded and with no public comment unanimously passed to approve the draft as presented and authorized the Board President to finalize and execute the draft, with final input from legal counsel.

The Board went on to review the draft renewal contract with DStreet. A motion was duly made, seconded and with no public comment unanimously passed to approve the draft as presented and authorize the Board President to execute the final contract based upon final input from legal counsel.

Accounting:

Cheri Curtis reviewed the draft February 28, 2023 financial reports and addressed various inquiries from the Board. Eames noted that there were no material updates on the capital projects expense report summary for March 2023 and that based upon how close the project is to be finalized, it was agreed that there will no longer be a need for any further capital project summary reports.

Legal Updates:

Ms. Dauer provided a brief review of the legal monthly report with the Board, and addressed questions. Mr. Eames noted that the resolution with Richmond Homes on the Filing 22 unresolved landscape transition matters, has not been finalized, but is moving forward. A letter from the Water District was provided to the Board, noting that Richmond was being released from connecting the Filing 22 water tap to the District non-potable water system.

Pool Project

Update:

Jenn Thomas updated the Board on upcoming events/timing for the opening of the pools in May 2023. Director Reilly requested that Jenn obtain a proposal to place a automatic thermostat on the hot tub, so the temperature would automatically decrease during non-use times, to help save expenses.

Landscape

Update:

Troy Friar was in attendance and reviewed provided the Board an update on his firms work over the past month. Mr. Friar also addressed pending work orders and various comments, questions and concerns that have come up at the last Board meeting and more recently regarding snow operations.

The Board went on to review the turf overseeding proposal for 2023. Upon review, motion was duly made, seconded and with no public comment unanimously passed to approve the proposal as presented by Rocky Mountain Custom Landscape at a cost not to exceed \$ 24,000.00.

**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 note the Water District's 2023 irrigation water allocations for each water tap. Mr. Eames went on to review the request from the Highlands Condominiums to have the District maintain two dog waste stations along Aventerra that are currently being maintained by the Highlands. Upon review, the Board agreed to take on the two additional site effective April 1, 2023.

Stonegate North Village Metropolitan District
Board of Directors Meeting
March 22, 2023
Page 3

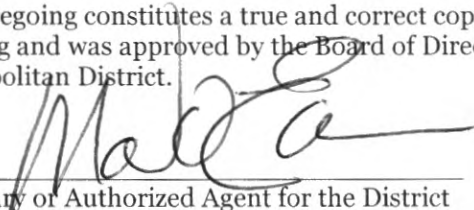
Executive
Session:

Motion was made, seconded and with no public comment unanimously approved for the Board to enter into executive session, for legal counsel to advise and provide the Board with information related to impose and dedicate temporary fee revenue to the construction of joint use community center and recreation facilities. Motion was made, seconded and with no public comment unanimously passed to come out of executive session. No action or further discussions were entertained by the Board of Directors.

Adjournment:

Therefore, the meeting was adjourned at 6:40 p.m. The next scheduled meeting was set for April 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.


Secretary or Authorized Agent for the District