

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT
HELD AT THE COMMUNITY CENTER
9550 STONEGATE PARKWAY
PARKER, CO 80134

WEDNESDAY, OCTOBER 22, 2025
AT 5:30 P.M.

The regular meeting of the Board of Directors of the Stonegate North Villages Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

DIRECTORS IN ATTENDANCE

Vicky Strain
Tim Sepp
Robert Kuehl

Absent:

[*Arrived where indicated.]

OUTSIDE PROFESSIONALS IN ATTENDANCE

Jennifer Dulles-DStreet-Communications
Emma Curtis-Front Range Recreation-Pool Management
Steve Rogers-Rocky Mountain Custom Landscaping
Irene Forgy-District Accountant
Ashley Hernandez-Schlagel-Legal Counsel
Alisia Kear-District Admin

Also present were:

-4- Members of the public

DECLARATION OF QUORUM / CALL TO ORDER

It was noted that a quorum of the District was present and that the Directors had confirmed their qualifications to serve. Accordingly, the continued regular meeting was called to order at 5:38 p.m.

CONFLICT OF INTEREST DISCLOSURE MATTERS

Ms. Kear advised the Board that, in accordance with Colorado law, any potential conflicts of interest must be disclosed prior to taking official action. The Board reviewed the agenda, and each member disclosed any applicable conflicts, as required. It was determined that participation by those

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present was necessary to establish a quorum and proceed with Board actions. Written disclosures had been filed with the Secretary of State prior to the meeting, and no new conflicts were reported.

PUBLIC COMMENT

The Board opened the public comment period. Members of the public in attendance expressed concerns regarding the brightness of the adult spa lights in certain areas and requested that the spa hours be extended on Friday and Saturday evenings throughout the year. The Board agreed to place this item on the agenda for discussion at the next regularly scheduled meeting.

APPROVAL OF AGENDA

The Board reviewed the agenda for the meeting. Director Strain requested that the agenda be amended to include discussion regarding the appointment of a director to the Board. Following a motion duly made and seconded, the Board unanimously approved the agenda as amended.

FINANCIAL OVERVIEW

Ms. Forgy provided an overview of the District's financial position and the payables for the previous period and the proposed 2026 budget.

A motion was made and seconded, with no further comment, to approve the draft financials for audit and legal review.

APPROVAL OF CONSENT AGENDA

4. Approval of Minutes – August 27, 2025
5. Payment of Claims – October 22, 2025
6. Financial Reports

Following motion, second and unanimous vote, the Board approved the consent agenda as presented.

LANDSCAPING REPORT

Mr. Rogers provided an update on current landscaping projects, including the Native Area Project. He noted that the native areas currently in progress have been hand-weeded and expressed

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enthusiasm about several additional native areas, not originally included in the project scope, that are now being planned for implementation in the spring.

POOL MANAGEMENT

Ms. Curtis provided an update on pool operations and advised that she will be following up with estimates for necessary repairs to ensure continued operation of the pool.

LEGAL

Ms. Ashley Hernandez-Schlagel introduced herself as the District's new legal counsel, noting that her firm has been in practice for approximately 45 years and that she serves as a primary partner. She also advised that Kara Winters, from the same firm, will serve as the District's paralegal.

Ms. Hernandez-Schlagel presented the proposed CORA Resolution for Board review. Upon review and discussion, a motion was made and seconded to approve the CORA Resolution, designating the official custodian of records. With no further discussion, the motion passed unanimously.

The Board then discussed the road fee previously implemented by the District and whether it should be removed or maintained pending further legal review. New legal counsel advised that prior documentation related to the fee would be gathered and reviewed in detail. The Board agreed to revisit the matter at a future meeting for further discussion.

BRANDING & COMMUNICATIONS

Ms. Dulles provided updates to the Board regarding branding and communications. She reviewed resident responses to recent communications, discussed the potential for hosting "Movies in the Park" events for the community, and introduced a newly implemented program from the camera

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monitoring company that includes a voice recording to announce the closing of the adult spa and reinforce compliance with spa rules.

Ms. Dulles also advised that an additional flag will be made and installed at the community center once the new flag pole has been installed.

OTHER BUSINESS

Director Appointment: Director Strain requested that the Board enter into executive session and asked resident Jon Kool to step out of the room. Mr. Kool exited the meeting, and the Board entered executive session to discuss his potential appointment to the Board of Directors.

Following executive session, the Board returned to open session. A motion was made and seconded to appoint Mr. Jon Kool to the Board of Directors. With no further discussion, the motion passed unanimously.

Mr. Kool was invited back into the meeting and advised of his appointment. He was instructed that the next step would be to complete the Oath of Office. The term of appointment will run through May 2029.

HOA Holiday Lighting: Ms. Kear advised the Board of prior discussions regarding the potential addition of holiday lighting at the entrance of Jordan Boulevard and Aventura Parkway. The Board agreed to table this item for further discussion at a future meeting.

Flag Pole Proposal: The Board reviewed several estimates for the installation of a flag pole. Upon review and discussion, a motion was made and seconded to approve the installation of a 50-foot flag pole for approximately \$17,203.00. With no further comment, the motion passed unanimously.

District Holiday Gathering: A motion was made and seconded to host a two-hour informal holiday gathering at the Community Center in December (date to be determined) to thank District vendors for their service. No District business or project matters will be discussed. The motion passed unanimously.

ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:42 p.m.

_____/s/Alisia Kear_____
Secretary or Authorized Agent for the District