

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

Held: Tuesday, the 25th day of May 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 and Warren Robinson were in attendance. Also, present were Kim Seter with Seter & Vander Wall P.C.; Eric Weaver with Marchetti & Weaver; Jeff Kyzer with Brightview Landscape and Mark L. Eames, PCAM and Jessica Moser with PCMS. There were not any members of the public in attendance.

**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 5:33 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:

There were not any homeowners in attendance for the meeting.

**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 April 27, 2021
- B. Payment of Claims

Following discussion, upon a motion duly made and seconded and, the Board approved the Consent Agenda Items A, & B as presented.

**Outside
Professional Reports:**

**Communications
and Branding
Update:**

Jennifer Dulles provided her report of what has been taking place in the past month including planning for the Graduating Seniors event at the pool and the new pool and tennis court access system registration.

Accounting:

Mr. Weaver reviewed the April 30, 2021 payment of claims and financial reports. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the April 30, 2021 payment of claims and financial reports are presented. Also, Mr. Eames reviewed the updated Capital Improvement Budget Summary with the Board of Directors.

Mr. Weaver also noted that company that was engaged to complete the 2020 audit is behind on several accounts, but that they are slowly commencing with putting together the 2020 audit for the District.

Legal Updates:

Mr. Seter, with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated May 17, 2021. Mr. Seter provided updates regarding matters reviewed/discussed below:

Legal Updates
Continued:

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 prior to the March Board meeting. After discussion, a motion was made, seconded and without public comment, unanimously passed to authorize Mr. Seter and Mr. Eames to finalize negotiating an agreement with the contingency that the easements or payment in lieu of the easements must be granted in order for the District to sign the agreement.

Pool and Clubhouse
Project Update:

Jeni Reilly provided an update to the Board of Directors regarding the work that has been completed on the pool and clubhouse project.

Landscape
Update:

Jeff Kyzer with Brightview reviewed their monthly update/report with the Board of Directors and regarding the spring start up activities that have occurred up to this point and what is scheduled in the next several weeks.

Capital
Improvement/
Enhancement
Project Update:

Director J. Reilly provided an update on the capital improvement project and noted that she continues to be pleased with how well the various projects are moving along. Director J. Reilly went on to note that she has been keeping the additional committee members in the loop with the pool and landscape activities and noted that the Committee will be meeting later this week with Vern Harris with Architectural Signs to further review additional monument signage options that have been discussed during the past several weeks. A couple of the initial clubhouse footprint renderings were provided to the Board for review during the meeting discussion.

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. Mr. Eames reviewed the proposal submitted by Full Spectrum Lighting to repair the lights in the Keystone tunnel that has not been functional in many years. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the proposal submitted by Full Spectrum Lighting to repair the lights in the Keystone tunnel at a cost not to exceed \$9,500.00.

As a follow up to discussion at the last meeting, Mr. Eames noted that Douglas County was unable to complete the traffic study at Aventerra and Stonegate Parkway before Mammoth Heights school closed for the year and that the study will be rescheduled for this coming Fall. Mr. Eames also noted that the fence repair project has been postponed by two weeks due to all the rain we have experienced in the area this spring, and that the work is now scheduled to commence on or around June 17th.

Directors Items:

Mr. Eames requested the Board's thoughts on future Board meetings and if the Board would like to look at meeting in person moving forward. It was determined that the Board will hold their June meeting in person at the PCMS office building located at 7208 S. Tucson Way, Centennial, CO 80112.

Adjournment:

There being no further business to come before the Board at this time, the meeting was adjourned at 7:18 p.m. The Board noted that the next scheduled meeting was set for June 22, 2021 at 5:30 p.m., to be held at the PCMS office building, 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