

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
JULY 27, 2022**

Held: Tuesday, the 27th of July, 2022 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 Rob Vogel were in attendance. Also, present was Kim Seter, with Seter & Vander Wall, P.C.; Eric Weaver with Marchetti & Weaver; Eli Schlagel with Front Range Recreational; Troy Friar with Rocky Mountain Custom Landscape Services; Jennifer Dulles with DStreet; and Mark L. Eames, PCAM and Alisia Kear with PCMS. There was one member 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 5:36 p.m. Director J. Reilly requested that Mr. Eames conduct the remainder of the meeting.

**Approval of
Agenda:**

Mr. Eames noted two requests to amend the agenda; adding "2021 Audit Extension" to the consent agenda and adding "Graffiti in the Tunnel" under Additional Directors Items. Upon motion duly made, seconded and with no comments, unanimously carried, to amend the agenda for July 27, 2022 as noted.

**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 was no requests to speak during the public forum.

Consent Agenda:

- Items for Consent Agenda:
- A. Meeting Minutes of June 28, 2022.
 - B. Payment of Claims as of July 19, 2022
 - C. Converting Certain Turf Grass to Native
 - D. 2021 Audit Extension

Following discussion, upon a motion duly made and seconded and unanimously carried, the Board approved the Consent Agenda items A, B, C and D as presented.

**Outside Professional
Reports:**

**Communications
and Branding
Update:**

Ms. Dulles provided an update on behalf of DStreet on what has transpired from a branding and communications standpoint in the past month. Ms. Dulles noted that a photo shoot has been scheduled for August 8th to obtain updated shots of the pool area including the new adult pool area.

Stonegate North Village Metropolitan District
Board of Directors Meeting
July 27, 2022
Page 2

Outside Professional
Reports Continued:

Accounting:

Mr. Weaver reviewed the draft June 30, 2022 financial reports. Upon final review, motion was duly made, seconded and with no public comment unanimously passed to approve the unaudited financial reports as presented through June 30, 2022. Mr. Weaver went on the status on the 2021 Audit and why the extension was needed/requested.

Legal Updates:

Mr. Seter reviewed his monthly report with the Board, addressed questions and was provided directives from the Board on several matters of business on behalf of the District. Mr. Eames noted that he feels the District is very close in executing a final resolution with Richmond Homes on the Filing 22 unresolved landscape transition matters.

Pool Project
Update:

Mr. Eli Schlagel updated the Board on the status of pool operations since the last meeting and addressed several questions from the Board related to overall maintenance of both pools.

Landscape
Update:

Mr. Troy Friar went through his team's monthly update/report and addressed questions from the Board. Mr. Friar and Mr. Eames went on to discuss the irrigation water usage as reported by the Stonegate Village Metropolitan District, specifically for the Branham irrigation meter. It was noted for the minutes that the Stonegate North Villages outside professionals have been diligently working on the amount of irrigation water utilized from this tap and believe have narrowed down the potential concerns to two areas. First, the ET system for the controller does not appear to be monitoring water usage as it was designed and second, the mapping for turf and native areas for the Branham tap as provided by the Stonegate Village Metropolitan District appears that a few thousand square feet of both turf and native areas are missing, for the overall calculation on water consumption allowances. Both teams are continuing to work through the process and will report back to the Board at the August meeting.

Tennis and
Basketball Court
Update:

Mr. Eames noted that the relining of the circle for the basketball court is currently scheduled for August 1, 2022, weather permitting.

Capital
Projects:

Centerre Construction, Inc., has been working diligently with Richard Sidoroff on the community center project. Mr. Sidoroff provided the Board as part of their meeting packet with a monthly construction project and updated timeline, that was reviewed. Mr. Eames went on to update the Board on the new monument sign at Chambers and Aventerra and noted that the sign is in its final stages for completion. Electrical power connections for the monument lighting are scheduled the week of August 8th.

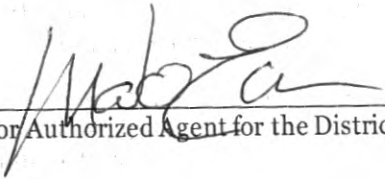
District
Management:

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 informational packet.

Adjournment:

Therefore, the meeting was adjourned at 7:58 p.m. The next scheduled meeting was set for August 24, 2022 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