

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

**Held:** Tuesday, the 22<sup>nd</sup> day of September 2020 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.; Eric Weaver and Cheri Curtis with Marchetti & Weaver LLC; Eli Schlagel with Front Range Recreation; Jeff Kyzer with Brightview Landscape Services; Jennifer Dulles with DStreet; and Mark L. Eames, PCAM and Jessica Moser with PCMS. Members of the public in attendance were Roger Hollard and Slade Nelson

**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. 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 public forum matters brought to the Board.

**Approval  
of Agenda:**

Mr. Eames reviewed the Agenda with the Board. Following discussion, upon a motion duly made and seconded, the Board approved to move the Communications/Branding, Pool and Landscape Service Reports to the beginning of the Outside Professionals reports.

**Consent Agenda:** Upon discussion, the Board agreed to take no action on the consent agenda.

**Outside  
Professional Reports**

**Communications  
and Branding  
Update:**

Jennifer Dulles and J. Reilly provided a detailed presentation and update on the communications, rebranding and updated website for the District to the Stonegate North Villages Metropolitan District. It was noted that everything went very well with the Labor Day event on Sunday September 6, 2020.

**Pool Update:**

Eli Schlagel with Front Range Recreation updated the Board on the overall pool operations since the last meeting. There was an overall consensus from the Board and management team that Front Range and its staff did an outstanding job this year, given all the unforeseen challenges in overseeing the pool operations for this season.

**Outside  
Professional Reports  
Continued**

**Landscape  
Update:**

Jeff Kyzer provided the Board with an update on the status of the overall landscape maintenance site report submitted September 21, 2020. Mr. Eames noted that he is still working on a plant revegetation plan that will be provided to Brightview to provide a proposal to the Board. The Market Green park will need to be reviewed separately based upon the number of trees that needed to be removed and the concern on how to properly re-establish the lost plant material at that park. Mr. Kyzer reported on the challenges with the repair of the flower pot at the Market Green brick wall monument, but should have it finalized within the next week.

**Accounting:**

Mr. Weaver discussed the Road Maintenance fee that continues to be collected and has requested direction from the legal counsel on how best to address this matter. Mr. Weaver noted that the Board will need to conduct a 2020 Budget Amendment Hearing along with the 2021 Budget Hearing. Both matters will be placed on the November 24, 2020 meeting agenda.

Mr. Weaver noted that he would request consideration that the Board appoint a Treasurer and that he would like to have at least two Board members added as signers on the ColoTrust account. Upon final review/discussion, a motion was made, seconded and unanimously passed to appoint Director Robinson as the Treasurer. The Board went on to discuss having two Directors added as signers on the ColoTrust account. Upon review, a motion was made, seconded and unanimously passed to assign Directors J. Reilly and Robinson as signers to the ColoTrust account. Mr. Weaver asked if Director K. Reilly had been able to contact First Bank regarding the changes to the signature card that were discussed at the previous meeting. Director K. Reilly noted that he had not contacted the bank as of the meeting, but would make sure it gets addressed.

**Legal Updates:**

Mr. Seter, with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated September 21, 2020. Matters reviewed /discussed included:

- Lot 90/Tract A Easement and Developer Entitlements update was provided by Mr. Seter.
- Lot 89 Lokal Homes Filing 22 amended site plan, discussion deferred.
- Richmond American Lot 22 Landscape Agreement and Filing 22 Sound Wall. No additional activity has been completed/finalized by Richmond Homes.
- District Management Agreement. Final draft agreement has been reviewed by Legal and Management. Pending final approval by the Board of Directors.
- Tennis Court Resolution: Mr. Eames reported that management has been working on the District Amenities Policy as discussed at the last meeting. Upon the completion of the draft, management will present such to the Board of Directors for consent to have Mr. Seter review/comment.
- Resolution 2020-09-01. Mr. Seter provided the Board with a proposed resolution for the Lincoln Park Metropolitan District to begin doing business as the Stonegate North Village Metropolitan District. Upon, review, motion was made seconded and unanimously passed to approve the resolution as amended, and approve the President of the Board to execute the revised resolution, "Exhibit A".

**District  
Management:**

Mr. Eames reported that his office had contacted the Stonegate Village Metropolitan District to have the tennis court code placed on the next water bill going out and has coordinated and had the tennis court locks changed as approved by the Board. Mr. Eames went on to update the Board on projects completed and pending for the month, as provided to the Board in their monthly informational meeting packet.

**Reconvened:**

Director J. Reilly reconvened the meeting on October 6, 2020 at 5:30 p.m. virtually via Zoom Video Communications as posted and identified on the published meeting agenda.

**Attendance:**

The continued 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.; Eric Weaver and Cheri Curtis with Marchetti & Weaver LLC; and Mark L. Eames, PCAM and Jessica Moser 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. 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 public forum matters brought to the Board.

**Director Items:****Approval of Minutes:**

The Board reviewed the revised minutes for the regular meeting of the Board held on August 25, 2020. Upon a motion duly made, seconded and unanimously carried, the Board approved the minutes of August 25, 2020 as presented and authorized the Secretary to execute the minutes as constituting a true and correct record of the proceedings.

**Accounting:**

Mr. Weaver reviewed the payment of claims. After review/discussion on the payment of claims, motion was made, seconded and unanimously passed to authorize payment of all claims excluding the District Management claims, for the period July through a portion of August as presented.

Mr. Weaver provided a review of the financial reports for the District as of August 31, 2020 and the current payment of claims as provided to the Board in their monthly informational meeting packet. After final review/discussion on the financial reports, motion was made, seconded and unanimously carried to approve the financial reports presented and file for audit as of August 31, 2020.

Mr. Weaver provided a brief follow up regarding the Bond Documents required timelines for the District to utilize the capital projects fund, for those capital improvements projects that qualify and could be expensed from the capital projects fund.

**Legal Updates:**

Mr. Seter, with Seter & Vander Wall, P.C. was in attendance and below are the matters reviewed /discussed:

- Lot 90/Tract A Easement and Developer Entitlements update was provided by Mr. Seter.
- Lot 89 Lokal Homes Filing 22 amended site plan. Mr. Seter noted the e-mail that was sent out to Tommy Pucciano with Lokal regarding the Stonegate Village Metropolitan Districts position on certain public improvements that the land owner for Lot 89 will be required to provide in order to receive water and sewer service taps from the development. The Stonegate North Villages Metropolitan District agreed to not take any further action on the site plan until the District receives written confirmation that the matters between the lot owner and the Stonegate Village Metropolitan District have been resolved.

**Legal Updates**  
**Continued:**

- Richmond American Lot 22 Landscape Agreement and Filing 22 Sound Wall. Mr. Seter confirmed that the Board had assigned himself and Mark Eames to finalize negotiations with Richmond Homes on the easements for the sound wall. Mr. Eames updated the Board on his communication with Richmond Homes since the last Board meeting and that to date, Mr. Eames is pending confirmation from Richmond Homes that all items have been completed and are ready for a final walk-through of all outstanding maintenance items previously noted on Mr. Eames inspection report; that Richmond Homes will need to take the appropriate measures so that there are no prairie dogs on the open space tracts prior the District accepting the tracts; and that the District will not accept responsibility for the right-of-way street lighting power costs.
- District Management Agreement. Mr. Seter reviewed the proposed District Management agreement that has been provided and reviewed by Mark Eames representing PCMS. After final discussion on the agreement, motion was made, seconded and unanimously carried to approve the District Management Agreement with PCMS and authorized the President to execute the agreement on behalf of the District.
- Tennis Court Resolution: Mr. Eames reported that the main portion (body) of the access of use for all District amenities policy is almost finalized would be available at the Board of Directors October 2020 meeting for consideration to have legal counsel review and finalize.

**Communications**  
**and Branding**

**Update:**

Directory J. Reilly provided a brief update on the continuing efforts being made on the communications and rebranding for the District to the Stonegate North Villages Metropolitan District.

**Pool and Clubhouse**  
**Project Update:**

Directory J. Reilly provided an update on the meeting that was conducted at Norris Design with Director Robinson regarding the capital improvement/enhancement project for the quiet pool area, shelter cabanas, fire-pit area and clubhouse facilities. A very preliminary rendering of the project was presented to the Board. The initial project schedule presented to the Board would be to try and have the quiet pool area and possibly the fire pit completed prior to the opening of the pool in 2021 and then have everything ready and in place to commence construction of the clubhouse right after the pool season ends in September of 2021.

**Directors Items:**

As a follow up to the Board's approval to provide "thank you gifts" for the pool staff for their efforts this summer that was approved at a cost not to exceed \$3,000.00 at the August 25, 2020 meeting, Director K. Reilly requested consideration of the Board to increase the amount for the "thank you gifts" to a cost not to exceed \$3,200.00. Upon review, a motion was made, seconded and unanimously passed to approve the updated cost not to exceed \$3,200.00 for the pool staff thank you gifts.

**Adjournment:**

There being no further business to come before the Board at this time, the meeting was adjourned. The Board noted that the next scheduled meeting was set for October 27, 2020 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.

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Secretary for the District

**RESOLUTION 2020-09-01  
OF THE BOARD OF DIRECTORS OF THE  
LINCOLN PARK METROPOLITAN DISTRICT  
TO BEGIN DOING BUSINESS AS  
STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT**

WHEREAS, Lincoln Park Metropolitan District is a quasi-municipal corporation and political subdivision located in the County of Douglas, State of Colorado (the "District"); and

WHEREAS, to better reflect its geographical location and link the District to the community it serves, the District's Board of Directors has determined it is in the best interest of the District and its residents to begin doing business under the name "Stonegate North Villages Metropolitan District;" and

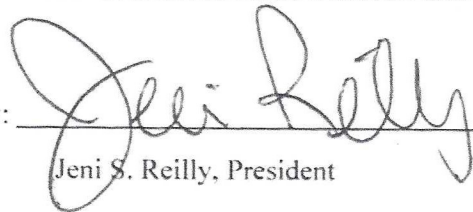
NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LINCOLN PARK METROPOLITAN DISTRICT, COUNTY OF DOUGLAS, STATE OF COLORADO:

1. That the District begin doing business as "Stonegate North Villages Metropolitan District", effective immediately upon execution of this resolution.
2. That notice of the name designation be provided to Douglas County.
3. That legal counsel for the District shall take any such further action as necessary to effectuate the District doing business as Stonegate North Villages Metropolitan District.

Dated this 22<sup>nd</sup> day of September, 2020.

LINCOLN PARK METROPOLITAN DISTRICT

By:

  
Jeni S. Reilly, President

ATTEST:

