

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

Held: Tuesday, the 26th day of January 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, 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; Jennifer Dulles with DStreet; Eli Schlagel with Front Range Recreation; and Mark L. Eames, PCAM and Jessica Moser with PCMS. Members of the public in attendance were: Sunil Mishra and Lori White.

**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 5:34 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:

Lori White was in attendance and noted that she is on the Board of Directors for the Stonegate Village Metropolitan District and that the SVMD Board would like to get an informal meeting set up with the SNVMD Board in the near future to help with overall communication between the two Boards and review common objectives for the coming year.

Director K. Reilly asked Lori White if the SVMD Board had received the pool construction referral for the ongoing project at the pool area and she indicated that yes, it has been received and reviewed, but was not sure if a formal response was submitted.

Sunil Mishra was in attendance to express comments/concerns/questions about several items including but not limited to: the Lot 90 proposed QuikStop facility; the County referral notification process; the proposed play area improvement being considered for Lot 89; the painting that took place across from his house at the pergola; monument signage; and kids playing ice hockey on the retention pond. Mr. Mishra noted again that he would like to participate in determining what, if any, additional landscape the District may consider adding in the common area adjacent to his neighborhood. Director J. Reilly requested that management include Mr. Mishra in any zoom meetings that may occur to discuss the future landscape plans of this area.

**Approval
of Agenda:**
duly

Mr. Eames reviewed the Agenda with the Board. Following discussion, upon a motion made and seconded, the Board approved the Agenda as presented.

Consent Agenda:

Items for Consent Agenda:

- A. Review and Approve Regular Meeting Minutes of November 24, 2020.

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

Outside Professional Reports:

Accounting:

Mr. Weaver reviewed the payment of claims through January 26, 2021 and the preliminary draft December 31, 2020 financial reports with the understanding that there may be some minor payables that will still need to be expensed in December. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the payment of claims through January 26, 2021 and the preliminary draft December 31, 2020 financial reports which may have minor amendments per discussion at the meeting.

Mr. Weaver reviewed the Bond Draw document "Form of Project Fund Requisition" which requires a Board members signature. Director J. Reilly indicated that she would execute the form.

Kim Seter requested direction on a settlement amount that needs to be determined as soon as possible with respect to the prior management and legal invoices for ISP & CLA. The Board also provided authorization for Management and Legal Counsel to discuss this matter directly with the parties involved to report back to the Board. K. Reilly indicated that he would like to be involved in the review of the pending invoices related to ISP and J. Reilly would like to review the CLA portions. It was noted that this business matter will be added to the February Board meeting agenda to finalize the proposed settlement amount.

Legal Updates:

Mr. Seter, with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated January 26, 2021. Mr. Seter noted that there were not any updates to provide since the last meeting except for the matters reviewed /discussed below:

- **Development and Public Improvements Agreement:** The Board of Directors had approved the final draft of the Development and Public Improvements Agreement between the SNVMD and Stratus Stonegate LLC. for Lot 89 at their last meeting and are just pending Attachment A of the agreement, which is the park amenities rendering. This matter is on the agenda for discussion later in the meeting.
- **Richmond American Lot 22 Landscape Agreement and Filing 22 Sound Wall:** Mr. Eames provided an update and noted that he has still not been provided with the easement agreements for the sound walls and Mr. Seter said he had obtained some, but not all of the easement agreements. Mr. Eames will request the remainder of the documents again from Richmond Homes. Director J. Reilly requested that confirmation be provided in writing that SNVMD is not responsible for the sound walls.
- Mr. Seter reviewed the following documents that will need to be filed with the State: the 2021 Annual Administrative Resolution; 2021 Affidavits of Qualification of Directors; and the 2021 Conflict Disclosures. Mr. Seter explained each document and noted that one portion does require a notary. Mr. Eames noted that he would be happy to coordinate a date/time to arrange for the documents to be notarized. Director J. Reilly noted that Item 4 in the Administrative Resolution still notes the pool as the posting location and not the website which will need to be updated. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the 2021 Annual Administrative Resolution with the noted adjustments on Item 4 and the 2021 Affidavits of Qualification of Directors and the 2021 Conflict Disclosures as presented.
- **2021 Election of Officers:** The Board of Directors discussed maintaining the same slate of Officers as 2020. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the same slate of Officers for 2021.

Pool and Clubhouse

Project Update:

Director J. Reilly opened discussion regarding updating the pool and tennis court access and registration system to commence this year, so that all SNVMD residents will have a separate registration system for their pool. A lengthy discussion ensued related to how the process might work; how the owner lists can be obtained; policies related to rental homes and that either the renter or the owner may have access, but not both parties; concerns with how that will be monitored and addressed; concerns that residents will have potentially two registration processes in order to utilize both pools; how to create synergy between both districts; and that the SNVMD Board would like to have more information and control over which constituents are utilizing their facility. Mr. Eames noted that management has already put together an updated draft amenities rules & regulations document which includes a pool registration form on that list which is a

standard process for registering for a community pool. Director J. Reilly asked Eli Schlagel with Front Range if any other communities FRR works with have done a process like this and he said no but that he will look into options. Lori White (SVMD) noted that the Board has been talking about doing this as well and it would be great if it worked out to utilize the same system and work together. After a lengthy discussion regarding various facets of this transition to a new registration and access system, Director Robinson suggested that a sub-committee be formed to obtain pricing and additional information and bring that information back to the February meeting. Mr. Eames noted that he can provide a homeowner list for SNVMD to the Board of Directors prior to the next meeting. After continued discussion, Eli Schlagel stated that it would be possible to have the two separate systems and that the earlier we are able to start working on the next step, the better it will be to have time to get everything set up, and in place. It was agreed that members from both the SNVMD, the SVMD Board, Eli Schlagel and Mark Eames will get a meeting scheduled as soon as possible.

**Pool and Clubhouse
Project Update:**

Eli Schlagel and Director J. Reilly provided an update on the capital improvement/enhancement project for the quiet pool area, shelter cabanas, and clubhouse facilities. and reviewed Change Order #3; Change Order #4 and Change Order #5 with the Board and members present. Upon final review, and a question-and-answer session, a motion was made, seconded and without public comment, unanimously passed to approve Change Orders #3, #4 and #5 as presented.

**Landscape
Update:**

Brightview provided their monthly report which was included in the Board packet, but was not in attendance for the meeting as requested. The proposals included in the packet for the Board's review will be postponed until the next meeting.

Tennis Courts:

The Board of Directors reviewed the proposal for tennis court maintenance services for 2021 as presented by Game-Set-Match. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the 2021 tennis court maintenance agreement as presented.

**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 reported that the items provided to Richmond to have completed on their tracts prior to the District considering acceptance have not been completed.

Lot 89/Lot 90 Discussion: Mr. Eames opened up the floor to Sunil as all other residents had moved from the meeting. Sunil requested a copy of the referral response letter that was sent to Douglas County regarding the QuikStop. Director K. Reilly requested that the lot owner be required to utilize the same trash receptacles and dog stations that the rest of the District utilizes. The Board reviewed the updated rendering provided for the park area. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the rendering pending confirmation of the actual size of the play structure which will be included as Attachment A to the previously approved Development and Public Improvements Agreement between the SNVMD and Stratus Stonegate LLC. for Lot 89.

**Communications
and Branding
Update:**

Jennifer Dulles reviewed her report that was also included in the Board's informational packet regarding the communications, rebranding and updated website for the District to the Stonegate North Villages Metropolitan District. As a follow up to her report at the November 2020 meeting, Ms. Dulles noted that she is still working on providing an article introducing each Board member and has not published anything yet as she would like each Board member to have a professional head shot taken that will be added to the article in the newsletter. Jennifer indicated she will begin the first article with Director Robinson.

Directors Items:

Director K. Reilly noted that he attended the November Annual Meeting for the Stonegate Village Owners Association and requested that additional holiday lighting be added to the SNVMD for next year and would like the total proposed cost to add the additional monuments in the District. Management advised Director K. Reilly that part of the challenges in the Owners Association adding additional holiday lighting is having additional electrical power sources made available by the District. Jennifer Dulles noted that she would really like to have the SNVMD boundary identified on the neighborhood map in the monthly newsletter publications to avoid confusion for the SNVMD residents. Mr. Eames explained that the newsletter is a Stonegate Village Owners Association publication which members of both Districts are all Owners Association members and the map is to show the pocket neighborhoods for the teen services list based on resident requests to have an idea of where the teen might live because of the size of the community. Mr. Eames mentioned that he would look into the suggestion further to see if there was a simple way to identify the two Districts without distracting from the intent of the map on behalf of the Owners Association.

Adjournment:

There being no further business to come before the Board at this time, the meeting was adjourned at 9:57 p.m. The Board noted that the next scheduled meeting was set for February 23, 2021 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.

Secretary for the District

Sam Rain

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**SIGNATURE
CERTIFICATE**



REFERENCE NUMBER

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