

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

Held: Tuesday, the 23rd day of February 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.; Jennifer Dulles with DStreet; and Mark L. Eames, PCAM and Jessica Moser with PCMS. Members of the public in attendance were: Matt Urkowski with CLA who stayed through Public Forum and Sunil Mishra who joined the meeting around 6:00 p.m.

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 5:30 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: Matt Urkowski with CLA was in attendance to request an update on payment for invoices submitted in 2020. Mr. Eames provided Sunil Mishra with an opportunity to speak at the end of the meeting since he was not in attendance for the public forum initially. Mr. Mishra had an inquiry on if there were any updates related to Lot 90. Discussion ensued regarding traffic concerns with this project and that at one time, an easement had been requested of the District to have a direct entry into the site off of Jordan Road. At the time that request was denied, but the Board provided direction to Mr. Eames to reach out to QuikStop to open a communication line to offer that the District may now consider that easement and would like to discuss this further. Mr. Eames will report back to the Board of Directors with any updates.

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 January 26, 2021
B. Payment of Claims
C. Brightview Annual Flowers Proposal

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

**Outside
Professional Reports:**

**Communications
and Branding**

Update:

Jennifer Dulles reviewed her report that was submitted the evening of the meeting to the members present which included communications, rebranding, the Senior Showcase event, photo shoot of community for winter pictures that can be used for various pieces including the newsletter and website, new build community name contest and an editorial calendar she has created for upcoming newsletter articles. As a follow up to her report at the November 2020 meeting, Ms. Dulles noted that although the first article was planned to introduce Board Member Director Robinson, the first article is being published in the March newsletter introducing Director J. Reilly and the April newsletter will include the article for Director Robinson.

Director J. Reilly and Ms. Dulles provided an update on what they are planning for the Senior Showcase event. It was determined that Director J. Reilly and Director Kamm will be on the Senior Celebration Event Committee and coordinate the event. Ms. Dulles requested an update on what type of signs the Board would like at the pool for the pool rules. It was noted that the Park Rules Committee had not yet finalized the language and that management would reach back out to Director K. Reilly and Kamm to get their final suggested language to present to the Board for final approval. Once that has been approved, it will be send to Ms. Dulles so her team can start working on the new signs which will include the new branding appearance. Ms. Dulles also requested direction on what type of material the Board would like the sign to be. Mr. Eames indicated that he and Director J. Reilly would provide Ms. Dulles with some ideas of outdoor signage materials.

Ms. Dulles reviewed the names submitted as part of the “Name the Community” contest for the Meritage and Richmond new build areas. Upon review, a motion was made, seconded and without public comment, unanimously passed to utilize the following names: Meritage Area will be Swainson Hawk and the Richmond Area will be Stones Landing. Mr. Eames noted that he would reach back out to the contractor that provided the initial proposal for the new monuments and request that they put together a rendering to show the new community names. Ms. Dulles will announce this exciting news in the April newsletter.

Accounting:

Mr. Eames requested direction from the Board of Directors on if they would like to see the financial reports prepared and discussed monthly or if they would like to move to quarterly review of the financial reporting. The Board requested that the financial reports be provided monthly for the Boards information, but will only be reviewed and presented for approval on a quarterly basis moving forward.

Mr. Eames presented a Capital Improvement Project Budget Summary that he put together in an effort to simplify the specific budget for this project to include the different categories with their individual budgeted amounts which will be updated with each invoice/change order, etc for the Board’s information.

Legal Updates:

Mr. Seter, with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated February 17, 2021. Mr. Seter noted that there were not any updates to provide since the last meeting except for the matters reviewed /discussed below:

Richmond American Lot 22 Landscape Agreement and Filing 22 Sound Wall: Mr. Seter provided a draft agreement regarding the soundwall and easement agreements prior to the meeting for the Board’s initial review. After discussion, a motion was made, seconded and without public comment, passed with Director K. Reilly abstaining from the vote and four members voting to approve the Agreement for Acceptance of Public Improvements and Release of Responsibility Under Developer License and District Acquisition of Improvements Agreement with the final review by Mr. Eames and Mr. Seter.

Mr. Eames noted that Lokal had sent an email a few minutes prior to the meeting with building and landscape plans for review by the District. Mr. Eames noted that he will send that information to the Lot 89 Sub-Committee for review and consideration. It was noted that Sunil Mishra would like to be included in the meetings regarding this matter.

Pool and Clubhouse

Project Update:

Director J. Reilly provided an update regarding updating the pool and tennis court access and registration system and noted that she had met with a company on-site to provide options for the access and camera system. After discussion, a motion was made, seconded and without public comment, unanimously passed to allow the Pool Advisory Committee, Director J. Reilly and Director Robinson, to make the final decision on a pool registration system including possibly updating the access and camera system at a cost not to exceed \$10,000.00.

Landscape

Update:

Brightview provided their monthly report which was included in the Board packet, but was not in attendance for the meeting. Mr. Eames went over the report submitted and noted a concern regarding Brightview crews driving over the District's grass areas during snow removal operations, the upcoming tree replacement proposal and the proposal for the landscape renovation work along Jordan Road. It was noted that a work session will be set up with the Landscape Committee to review the plans. Director J. Reilly requested that Mr. Eames contact Brightview to make sure that they continue with the same flower design on Market Green for this year. Mr. Eames suggested that a conference call be set up with himself, Jeni and Jeff Kyzer with Brightview to discuss the 2021 flower plan so that everyone is on the same page.

Capital Improvement/Enhancement Project Update:

Director J. Reilly provided an update on the capital improvement project and noted that she is pleased with how quickly they are moving along and that she was able to purchase furniture and umbrella's for the entire upper area at a great price. Mr. Eames noted that he has solicited another contractor to provide a proposal for the clubhouse renovation and that once that information has been received, it will be disseminated to the Committee for review and consideration. It was noted that there are three phases for this project which will be considered Phase A (Schematic Design), Phase B (Design Development for the Purpose of Cost Confirmation) and Phase C (Construction Documentation and Administration). Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the Pool Enhancement Advisory Committee to move forward with selecting a contractor and entering into an agreement for Phases A & B at a cost not to exceed \$36,000.00.

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, including the Eagle Scout Project that the Board approved to participate in.

Directors Items:

Director J. Reilly noted that she has been keeping the additional committee members in the loop with the pool and landscape activities.

Adjournment:

There being no further business to come before the Board at this time, the meeting was adjourned at 7:00 p.m. The Board noted that the next scheduled meeting was set for March 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



SIGNATURE CERTIFICATE

TRANSACTION DETAILS	DOCUMENT DETAILS
<p>Reference Number 2187CD3C-3229-460B-B8CE-4E0A8849E142</p> <p>Transaction Type Signature Request</p> <p>Sent At 03/27/2021 07:53 EDT</p> <p>Executed At 03/31/2021 23:56 EDT</p> <p>Identity Method email</p> <p>Distribution Method email</p> <p>Signed Checksum 1f53dbfa29edcbb5ce47b9bcc3e526f7cbcff3a4a04276b364ad204ab00c28e9</p> <p>Signer Sequencing Disabled</p> <p>Document Passcode Disabled</p>	<p>Document Name 2_23_21_Snvm Meeting Minutes</p> <p>Filename 2_23_21_snvm_meeting_minutes.pdf</p> <p>Pages 3 pages</p> <p>Content Type application/pdf</p> <p>File Size 194 KB</p> <p>Original Checksum 5e3cdade07bf8e95909bc4f24af8b9f46f4dc192041eaacb4fd491af56a42eb3b</p>

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<p>Name Kevin Reilly</p> <p>Email kmreilly8@gmail.com</p> <p>Components 1</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 0e1b301f298cab550ff0dd63233a909e6bcb3bb734b195d9965bf17995952ae</p> <p>IP Address 107.77.196.141</p> <p>Device Mobile Safari via iOS</p> <p>Drawn Signature </p> <p>Signature Reference ID 737E6CB2</p> <p>Signature Biometric Count 234</p>	<p>Viewed At 03/31/2021 23:50 EDT</p> <p>Identity Authenticated At 03/31/2021 23:56 EDT</p> <p>Signed At 03/31/2021 23:56 EDT</p>

AUDITS

TIMESTAMP	AUDIT
03/27/2021 07:53 EDT	Jessica Moser (corpoffice@pcms.net) created document '2_23_21_snvm_meeting_minutes.pdf' on Chrome via Windows from 50.246.196.1.
03/27/2021 07:53 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a link to sign.
03/31/2021 19:00 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.
03/31/2021 23:50 EDT	Kevin Reilly (kmreilly8@gmail.com) viewed the document on Mobile Safari via iOS from 107.77.196.141.
03/31/2021 23:56 EDT	Kevin Reilly (kmreilly8@gmail.com) authenticated via email on Mobile Safari via iOS from 107.77.196.141.
03/31/2021 23:56 EDT	Kevin Reilly (kmreilly8@gmail.com) signed the document on Mobile Safari via iOS from 107.77.196.141.