

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

**Held:** Tuesday, the 22<sup>nd</sup> day of June 2021 at 5:30 p.m. at 7208 S Tucson Way, Centennial, CO 80112 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, in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:

Jeni Reilly, Kevin Reilly, and Alice Braun were in attendance. Also, present were Elizabeth Dauer with Seter & Vander Wall P.C.; Jennifer Dulles with DStreet; Jeff Kyzer with Brightview Landscape Services; Eli Schlagel with Front Range Recreation and Mark L. Eames, PCAM 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 at 5:32 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 no members of the public 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, and unanimously passed to approve the agenda as presented.

**Consent Agenda:** Items for Consent Agenda:  
A. Review and Approve Regular Meeting Minutes of May 25, 2021  
B. Payment of Claims

Following discussion, upon a motion duly made and seconded and unanimously carried, 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 but not limited to, the monthly newsletter, new pool and tennis court access system registrations and thoughts on additional pool regulation communications. Upon final review, a motion was duly made, seconded and unanimously passed to amend the pool guest pass policy to allow each lot owner ten (10) free guest passes per pool season and additional guest passes would cost \$10.00 per guest per visit with a lot owner being able to have a maximum five (5) guests per day at the pool.

**Accounting:** Mr. Eames reviewed the May 31, 2021 draft financial reports and took comments/questions from the Board. Mr. Eames went on to review the updated Capital Improvement Budget Summary and addressed questions as presented from the Board of Directors.

**Legal Updates:**

Ms. Dauer with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated June 16, 2021;

Lokal Project, Lot 89: Ms. Dauer indicated that Lokal is looking to have the District sign-off on the final plat for the project and noted that they are unable to plant any additional trees on the site due to the utility easement. Mr. Eames noted that he has discussed this situation with Jeff Powell’s representing Lokal and agreed that trees cannot be planted on the utility easement that abuts E-470, but the additional requested 25 trees throughout the tracts that would be maintained by the District that are not within the easement should be added. Upon review, a motion was made, seconded and without public comment, unanimously passed to require the additional 25 trees be added to the site and obtain confirmation on the location of the required monument sign, as part of the District’s agreement to sign-off on the revised plat. Ms. Dauer will report back to Lokal accordingly to have the additional 25 trees added to the plat, along with the notation on the required neighborhood sign that would be located prior to the Districts signing off on the amended plat.

Richmond American Lot 22 Landscape Agreement and Filing 22 Sound Wall: Mr. Eames noted that he does not feel Richmond is taking any action to finalize the acceptance by the District for Filing 22 because of the dispute with acceptance of the sound wall, and suggested that the Board may want to run by legal counsel the idea of the removal the sound wall section out of the landscaping tract acceptance letter. Upon discussion, the Board requested that Ms. Dauer speak with Mr. Seter regarding Mr. Eames suggestion and if Mr. Seter agrees with the suggestion, to authorize legal counsel to change the acceptance letter accordingly and request Richmond Homes to sign off for the landscaping tracts only, at this time.

**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 month.

**Capital Improvement/ Enhancement Project Update:**

Eli Schlagel provided an update on the pool area capital improvement project, including estimated timing for the County permit. Director J. Reilly noted that she has been keeping the additional committee members in the loop with the pool and landscape activities. The Board was provided with several visual updates regarding the community Aventerra/Jordan monument signage improvement option being considered and the most recent exterior clubhouse renderings.

**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 packet.

**Directors Items:**

It was agreed that the Board will hold their July 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 8:16 p.m. The Board noted that the next scheduled meeting was set for July 27, 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.

  
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Secretary for the District

**SIGNATURE CERTIFICATE**



**REFERENCE NUMBER**

0BBB7E2D-DF11-4254-994E-8A927B1702E8

TRANSACTION DETAILS	DOCUMENT DETAILS
<p><b>Reference Number</b> 0BBB7E2D-DF11-4254-994E-8A927B1702E8</p> <p><b>Transaction Type</b> Signature Request</p> <p><b>Sent At</b> 08/01/2021 21:34 EDT</p> <p><b>Executed At</b> 08/04/2021 17:58 EDT</p> <p><b>Identity Method</b> email</p> <p><b>Distribution Method</b> email</p> <p><b>Signed Checksum</b> 85846319347dcb259c3b483bfca6a100876a3a24d2d7aacd33d127fca6555046</p> <p><b>Signer Sequencing</b> Disabled</p> <p><b>Document Passcode</b> Disabled</p>	<p><b>Document Name</b> 6_22_21_SnvmD Approved Minutes</p> <p><b>Filename</b> 6_22_21_snvmD_approved_minutes.pdf</p> <p><b>Pages</b> 2 pages</p> <p><b>Content Type</b> application/pdf</p> <p><b>File Size</b> 212 KB</p> <p><b>Original Checksum</b> cf43c2644885f022439c5d0bc8b1f7c407d35b3efbe1db709d6b5def69864cc9</p>

**SIGNERS**

SIGNER	E-SIGNATURE	EVENTS
<p><b>Name</b> Kevin Reilly</p> <p><b>Email</b> kmreilly8@gmail.com</p> <p><b>Components</b> 1</p>	<p><b>Status</b> signed</p> <p><b>Multi-factor Digital Fingerprint Checksum</b> 01e4db1ed2461efc96e21da5b300ca27ce49fb617095ae19fc5737bc89c42e72</p> <p><b>IP Address</b> 73.181.99.249</p> <p><b>Device</b> Mobile Safari via iOS</p> <p><b>Drawn Signature</b></p>  <p><b>Signature Reference ID</b> E08DAC7A</p> <p><b>Signature Biometric Count</b> 177</p>	<p><b>Viewed At</b> 08/04/2021 17:58 EDT</p> <p><b>Identity Authenticated At</b> 08/04/2021 17:58 EDT</p> <p><b>Signed At</b> 08/04/2021 17:58 EDT</p>

**AUDITS**

TIMESTAMP	AUDIT
08/01/2021 21:34 EDT	Jessica Moser (corpoffice@pcms.net) created document '6_22_21_snvmD_approved_minutes.pdf' on Chrome via Windows from 50.246.196.1.
08/01/2021 21:34 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a link to sign.
08/03/2021 16:55 EDT	Kevin Reilly (kmreilly8@gmail.com) was emailed a reminder.
08/04/2021 17:49 EDT	Kevin Reilly (kmreilly8@gmail.com) viewed the document on Mobile Safari via iOS from 73.181.99.249.
08/04/2021 17:54 EDT	Kevin Reilly (kmreilly8@gmail.com) viewed the document on Mobile Safari via iOS from 73.181.99.249.
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