

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
MAY 17, 2023**

Held: Wednesday, the 17th of May, 2023 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, Rob Vogel, Holly Kamm and Vicky Strain were in attendance. Also, present were Kim Seter with Seter & Vander Wall, P.C; Jennifer Dulles with DStreet; Frankie San Juan with Rocky Mountain Custom Landscapes; Jay Cantrell with Front Range Recreational; Cheri Curtis with Marchetti & Weaver; Alisia Kear 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 5:35 p.m. Director J. Reilly requested that Mr. Eames conduct the remainder of the meeting.

**Approval of
Agenda:**

Mr. Eames asked if anyone on the Board had any changes to the meeting agenda. Upon motion duly made, seconded and with no comments, unanimously carried, the agenda was approved.

**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 public forum inquires.

Consent Agenda:

Items for Consent Agenda:
A. Meeting Minutes of March 22, 2023.
B. Payment of Claims as of May 12, 2023
C. March 31, 2023 Financial Reports
D. DStreet 2023 Contract
E. LoKal Development Quit Claim Deed
F. April 30, 2023 Financial Reports

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

**Outside Professional
Reports:**

**Communications
and Branding
Update:**

Ms. Dulles provided a brief verbal update behalf of DStreet on what has transpired from a Branding and communications standpoint in the past month, including the efforts that are being taken regarding the upcoming Seniors Event, communication to the membership regarding the construction schedule of the Community Center and the Community Center rules and regulations for use. Ms. Dulles noted that she has received several very positive comments related to the annual Seniors Event.

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**Outside Professional
Reports Continued:**

Accounting: No formal report.

Legal Updates: Mr. Seter provided a brief review of the legal monthly report with the Board, and addressed questions. Mr. Seter went on to discuss the draft letter to be sent to the Stonegate Village Metropolitan District regarding the Stonegate North Villages Metropolitan District request to collect a CR Capital Recovery Fee-Community Center on each property in the Stonegate Village Metropolitan District. Following a lengthy discussion, upon a motion duly made, seconded and with no public comment, unanimously carried, to approve the draft letter with Director Reilly to have final approval on the letter that will be sent out to the Stonegate Village Metropolitan District.

Director Reilly and Mr. Eames went on to discuss the current Contingency Cost Classification requests from Centerre Construction, the general contractor for the clubhouse project. Centerre's position is that the Architects drawing, that were provided in the agreement, have two different measurement sizes listed. After lengthy review and discussion, the Board agreed that the Architect and General Contractor should be ultimately responsible to address this concern them, but for the sake of trying to get this matter resolved for all parties, a motion was duly made, seconded and with no public comment unanimously passed to approve to pay up to one-third of the final negotiated cost the two contractors work out, with a total amount not to exceed \$ 22,000.00.

**Pool Project
Update:**

Jay Cantrell updated the Board on upcoming events/timing for the opening of the pools at the end of this month. The Board went on to review the proposal provided for a new hot water heater for the pool house. Upon review, motion was duly made, seconded and with no public comment unanimously passed to approve up to \$ 8,000.00 for a new water heater for the pool house. Ms. Cantrell finished her report by noting that Cindy Bentley has placed her 2023 request to the Board to provide a volunteer water aerobics class for Stonegate residents at no costs to the District. A motion was duly made, seconded and with no public comment unanimously passed to approve Mrs. Bentley request, with the same considerations/obligations as set in 2022.

**Landscape
Update:**

Frankie San Juan was in attendance and reviewed provided the Board an update on his firm's various work over the past month. Mr. San Juan also addressed pending work orders, obtaining proposals for the Board on some additional turf loss during the winter months, and various comments, questions and concerns that have come up at the last Board meeting.

**Tennis and
Basketball Court
Update:**

No official report.

**Capital
Projects:**

Mr. Eames reviewed Mr. Sidoroff's report that was provided to the Board as part of their meeting packet regarding the monthly construction project and updated timelines.

**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. Mr. Eames provided the Board with the Water District's drinking water quality report. Mr. Eames went on to review the status of the resolution with Richmond Homes on the Filing 22 unresolved landscape transition matters.

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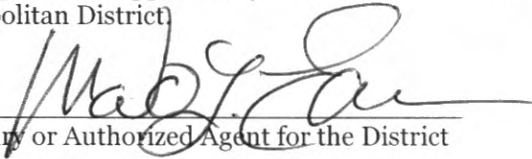
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Adjournment:

Therefore, the meeting was adjourned at 6:44 p.m. The next scheduled meeting was set for June 28, 2023 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