

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 26, 2025**

- Held:** Wednesday, the 26th of February, 2025 at 5:30 p.m. at the Community Center 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 at the District Community Center located at 9550 Stonegate Parkway, Parker, CO 80134, in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:
- Jeni Reilly, Vicky Strain, and Timothy Sepp were in attendance. Also, present were; Jennifer Dulles with DStreet; Randy Hiraki and Matt Ulberg with Rocky Mountain Custom Landscape; Courtney Intara, with Setter, Vanderwall and Mielke, PC; Emma Curtis with Front Range Recreational and Alisia Kear and Mark Eames, PCAM with PCMS.
- Roll Call and Call to Order:** Director Reilly confirmed a quorum was present for the purpose of conducting business and the meeting was called to order at 5:36 p.m. Director 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 requests to address the Board during the public forum session of the meeting.
- Consent Agenda:** Items for Consent Agenda:
- A. Meeting Minutes of January 22, 2025
 - B. Payment of Claims as of February 24, 2025
 - C. Financial Reports through January 31, 2025
- Following discussion, upon a motion duly made and seconded and unanimously carried, the Board approved the Consent Agenda items A, B and C as presented.
- Outside Professional Reports:**
- Communications and Branding Update:** Ms. Dulles was in attendance to provide a written and verbal monthly informational report and address questions from the Board of Directors.
- Legal Updates:** Ms. Intara the legal monthly report, including but not limited to, website accessibility update, along with updates regarding communication/response from the Stonegate Village Metropolitan District Legal Counsel related to 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, along with a proposed resolution regarding the May Directors elected. After a lengthy discussion on the Stonegate Village Metropolitan District Board's response to Director Strain and management representation attendance at their February 5, 2025 Board meeting, a motion was made, second and with no public comment, unanimously passed to appoint Directors Strain and Sepp to represent the District on a yet to be formally organized MOU Park Facilities Committee with the Stonegate Metropolitan District.

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Outside Professional
Reports Continued:

Legal Updates
Continued:

Ms. Intara sought the Board's consideration in approving the May 2025 Election resolution. Upon review, a motion was made, second and with no public comment, unanimously passed to approved the May 2025 Election resolution, as presented by counsel.

Landscape
Update:

Mr. Hiraki with Rocky Mountain Custom Landscape provided an update on the landscaping operations, as outlined in their monthly landscape report, as provided, and addressed various question related to landscape operations/services. Mr. Hiraki noted that Mr. Ulberg, has been assigned to be the new landscape representative/contact point, for the District on behalf of Rocky Mountain Custom Landscape. The Board and management team welcomed Matt.

Pool Project
Update:

Ms. Curtis provided an update on the preparations being made for the 2025 pool opening, along with addressing various inquiries from the Board and management team.

District
Management:

Ms. Kear and Mr. Eames updated the Board on all various projects completed, and/or pending, along with all written or verbal request/recommendation to the Board of Directors, as provided to the Board in their monthly informational meeting packet, along with the community fencing repairs/staining project completion. Ms. Kear updated the Board on the status of the ArcEye monitor system reports and the Stonegate Village Metropolitan's District water pollutant notice.

Director
Items:

None.

Adjournment:

The meeting was formally adjourned at 7:30 p.m. The next scheduled meeting was set for March 26, 2025 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.

____/s/ Mark L. Eames _____
Secretary or
Authorized Agent for the District