

# RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT  
HELD AT THE COMMUNITY CENTER  
9550 STONEGATE PARKWAY  
PARKER, CO 80134

WEDNESDAY, FEBRUARY 25, 2026  
AT 5:30 P.M.

The regular meeting of the Board of Directors of the Stonegate North Villages Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

## DIRECTORS IN ATTENDANCE

Vicky Strain  
Jon Kool  
Robert Kuehl

Absent:

Tim Sepp

[\*Arrived where indicated.]

## OUTSIDE PROFESSIONALS IN ATTENDANCE

Jennifer Dulles-DStreet-Communications  
Jason Jansky-DStreet-Communications  
Shannon Ricca-Front Range Recreation-Pool Management  
Emma Jacoby-Front Range Recreation-Pool Management  
Steve Rogers-Rocky Mountain Custom Landscaping  
Irene Forgy-District Accountant  
Alisia Kear-District Admin

Also present were:

-2- Members of the public

## DECLARATION OF QUORUM / CALL TO ORDER

It was noted that a quorum of the District was present and that the Directors had confirmed their qualifications to serve. Accordingly, the continued regular meeting was called to order at 5:31 p.m.

## CONFLICT OF INTEREST DISCLOSURE MATTERS

Ms. Kear advised the Board that, in accordance with Colorado law, any potential conflicts of interest must be disclosed prior to taking official action. The Board reviewed the agenda, and each

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member disclosed any applicable conflicts, as required. It was determined that participation by those present was necessary to establish a quorum and proceed with Board actions. Written disclosures had been filed with the Secretary of State prior to the meeting, and no new conflicts were reported.

## APPROVAL OF AGENDA

The Board reviewed the agenda for the meeting. Following a motion duly made and seconded, the Board unanimously approved the agenda as presented.

## PUBLIC COMMENT

The Board opened the public comment period. Members of the public in attendance expressed a request to extend adult pool hours or designate specific days for extended use, for the Board's consideration.

## APPROVAL OF CONSENT AGENDA

4. Approval of Minutes – October 22, 2025
5. Approval of Minutes – November 18, 2025
6. Payment of Claims – February 25, 2026

Following motion, second and unanimous vote, the Board approved the consent agenda as presented.

## FINANCIAL OVERVIEW

Ms. Forgy provided an overview of the District's financial position and an update on the audit that was in progress.

A motion was made and seconded, with no further comment, to approve the financials for audit and legal review.

## POOL MANAGEMENT

Ms. Curtis provided an update that Ms. Ricca will be the new manager for pool operations for the season and introduced her to the Board.

The Board reviewed two bids. A motion was made, seconded, and unanimously approved for the adult spa tile replacement, contingent upon a sample of the tile being provided to the Board President.

The second bid was for pool replastering. The Board discussed the warranty period for the plaster. Following discussion, a motion was made, seconded, and unanimously approved.

The Board discussed the request for extended hours while also being mindful of complaints regarding noise from nearby homes over the past year. Several potential solutions were considered, including installation of a wall, use of a decibel reader with a light indicator,

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landscaping options, and a metal fence extending from the pool gate. Following review of these options, the Board will make a decision.

Management will evaluate potential extended hour options and provide recommendations over the next couple of Board meetings for consideration.

## LANDSCAPING REPORT

Mr. Rogers provided an update on current landscaping projects, including the Native Area Project. He also provided specifications regarding irrigation adjustments, specifically along Chambers Road where irrigation is currently watering the sidewalk. He asked the Board if they would like an estimate to adjust the rotors to prevent watering the sidewalk, which could potentially result in water savings. The Board agreed to review the proposal once provided.

## COMMUNITY CENTER, PARKS, PLAYGROUNDS, BASKETBALL AND TENNIS COURTS

### **District Office Remodel**

The bid for the District office remodel project was presented to the Board. Following discussion, the Board requested additional estimates for comparison. Upon motion duly made, seconded, and unanimously carried, the Board directed Management to obtain additional proposals for Board review.

### **Community Center & Miscellaneous Improvements**

The Board reviewed several bids for various projects within the District, including installation of a water line and coffee maker, cabinet repairs in the kitchen to allow full refrigerator access, cabinet repairs in the community center bathroom, door and furniture options for the community center, and installation of two benches at Keystone Park with concrete pads.

Following discussion, a motion was made, seconded, and unanimously approved to proceed with the above items as presented.

### **Pavilion Reservations**

The Board discussed removing pavilion reservations from the list of amenities. Following discussion, a motion was made, seconded, and unanimously approved to remove pavilion reservations.

### **Playground Inspection**

The Board reviewed a proposal for a playground inspection to assess current conditions and identify necessary repairs or replacements, not to exceed \$1,000. Following discussion, a motion was made, seconded, and unanimously approved to proceed with the inspection within the stated not-to-exceed amount.

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## LEGAL

Legal counsel was not present for the meeting but is currently working on combining the rules and regulations documents into a single consolidated document for the District.

## DISTRICT MANAGEMENT

Ms. Kear provided an update on the Native Area Project, including the grant funds that were approved for the project.

The tunnels near Avennara Parkway were reviewed and determined to show no movement at this time; however, they will continue to be monitored for any future changes.

## BRANDING & COMMUNICATIONS

Ms. Dulles provided updates to the Board regarding branding and communications. Following discussion and review of last year's participation for the Senior Event, it was agreed to proceed with senior signs only and not host a party. Ms. Dulles will coordinate the signage for graduating seniors.

The Flick & Float event dates were also discussed and agreed upon as June 19, July 16, and August 7.

## ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:07 p.m.

\_\_\_\_\_/s/Alisia Kear\_\_\_\_\_  
Secretary or Authorized Agent for the District