

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD MARCH 5, 2025**

A Regular Meeting of the Board of Directors (referred to hereafter as the "Board") of the District was convened on Monday, March 5, 2025, at 5:00 p.m. via Zoom. The meeting was posted to the public.

Attendance

In attendance were the following Directors:

Holly Green
Barbara Nelson
Justin Reyher
Tanisha Palermo
Scott Ferguson

Shannon Torgerson and Mariah Watkins were present from Goodwin & Company. Chares Wolfersberger from Wolfersberger and four homeowners were present.

ADMINISTRITVE MATTERS

Call to Order

The meeting was called to order by Director Green at 5:00 p.m.

Confirm Quorum, Location
Of Meeting, Posting of
Meeting Notice and
Designate 24-Hour Posting
Location

A quorum was declared. The meeting agenda was posted to the District's website, per the Annual Administrative Resolution, at least 24-hours in advance of the meeting by management.

Approval of Agenda

Following review, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board approved the agenda as presented.

Review and Consider
Approval of Meeting
Minutes

Following discussion, with a motion from Director Green, seconded by Director Nelson and, upon vote, unanimously carried, the Board approved the minutes from the February 3, 2025, Regular meeting as presented.

FINANCIAL REVIEW

Review of December 31,
2024 Financial Statements

Mr. Wolfersberger reviewed the 2024 financial statements, which were finalized and sent to the auditor on March 5, 2025. A draft will be sent

to the board. Adjustments since the last meeting were minimal, mostly related to snow removal invoices. A technological glitch in Strongroom affected total entries, but Mr. Wolfersberger confirmed the District was under budget for 2024 and is on track for 2025. Director Green inquired about a Cielo payment which was due by March 1; Mr. Wolfersberger confirmed it had not been received.

Accounts Receivable Review

Ms. Torgerson and Director Green reviewed the accounts receivable report with the Board, emphasizing the need for faster action. A homeowner owing over \$1,700 needs immediate notification. Director Green expressed a desire to move away from Western Law Firm for legal services. Director Reyher clarified that Goodwin provides initial notices and raised questions about the breakdown of fines versus past-due assessments. Ms. Torgerson noted a homeowner owing \$665, with one month in assessments and the rest in landscaping fines.

OPERATIONS AND MAINTENANCE

Election Update

Deferred due to Chares Wolfersberger dropped from call; update to be provided via email. Director Green reminded board members not to reply to group emails to avoid unintentional "meetings."

Design Review

Guideline

Director Nelson reviewed the design guidelines. First discussed were exterior paint colors. Director Nelson proposed adding language for approved colors and obtaining the original color palettes from KB Homes and Taylor Morrison. Director Green emphasized clear language on approved colors, Ms. Torgerson suggesting Sherwin-Williams create color books. Language will shift from "maybe" to "will be" with a specific number of days (replacing "reasonable time"). Weather restrictions may be added. All colors must be neutrals.

Director Nelson then reviewed roofing colors and materials, discussion included gray, brown, and tan colors, with asphalt shingles as the standard. Ms. Torgerson noted that alternative shingle types (e.g., heavier materials) may require engineering approval to ensure structural integrity.

Landscape installation timing was discussed in relation to that yards must be maintained free of weeds and dead materials. Backyards cannot drain onto District or neighboring properties. Back gates will be allowed if approved by the Design Committee. Homeowners are responsible for maintaining fences.

Additionally, signs, flags, and banners rules were reviewed. Size can be regulated (per state law), but the number or content cannot. Replacement is required only if in poor condition (e.g., faded or torn), not based on content. All must be clean and non-faded.

Basketball hoops and poles cannot be in streets or blocking sidewalks and must remain upright. Permanent installations require prior Design Committee approval.

Finally, lighting was reviewed. There was extensive discussion on accent lighting. Proposals included limiting to holidays, front-only placement, or a 10 PM shut-off (though enforcement was questioned). Directors preferred white lights (except during December holidays) and opposed strobe/chasing lights. Ms. Torgerson noted enforcement would require night inspections, suggesting one weekly visit become a night drive. The Board decided to have additional feedback from the design committee and try to gather community feedback.

Review and Consideration
of the Resolution Regarding
Policies, Procedures and
Penalties for the Enforcement
of the Declaration

Ms. Torgerson confirmed that the resolution has been sent to Western Law for review, unfortunately Western Law has not responded at this time. Director Green urged board members to review the resolution. The board will need to approve the resolution pending the review by District Legal counsel at the April meeting.

Update Regarding Clubhouse
Rental Procedures

The Board tabled action on the rental procedures until the next meeting with Cielo to discuss.

Notification from Douglas
County re: Tract M and T

Director Green reviewed that tract M and T, the white and black houses along Interlocken, and the covenants currently do not oversee these tracts. Director Green asked Ms. Torgerson to review covenants for potential actions that can be taken.

Clubhouse Cleaning
Agreement

The Board discussed the proposal from JLSS. Director Nelson questioned the 60-day termination clause; Ms. Torgerson clarified it includes 30 days to cure and 30 days to terminate. Motion by Director Green, seconded by Director Nelson, to approve JLSS cleaning proposal with an amendment to rewrite Section 5 for 30-day termination. Approved unanimously.

Review of Bathroom Partition
Replacement Proposal

Director Green presented a proposal for \$500 to repair the men's bathroom partition. After brief discussion, a motion by Director Green,

seconded by Director Palermo; and approved by Director Nelson. Director Reyher abstained, and Director Ferguson was opposed. The partition proposal was approved with a Board majority.

Castle Rock Pest
Control Legal Matter

Director Green reviewed that Castle Rock Pest Control failed to attend three appointments and that Castle Rock Pest Control is claiming a \$2,600 balance due despite no contract. Stone Creek Metro District legal team is drafting a cease-and-desist letter.

Cielo Discussion

Director Green noted that Cielo has not agreed to the 2025 budget at this time and cites Cielo's Board is unresponsive and has not paid the Q1 2025 amount due March 1. Discussions will continue regarding the shared-use clubhouse agreement.

Adjournment

With no further business to discuss, upon a motion by Director Reyher, seconded by Director Green and, upon vote, unanimously carried, the meeting was adjourned at 6:27 p.m.

Respectfully submitted,

By: Shannon Ferguson
Secretary for the Meeting