

STONE CREEK METROPOLITAN DISTRICT

14901 E Hampden Ave. #320

Aurora, CO 80014

(303) 693-2118 – cdstm@goodwin-co.com

<https://stonecreekmd.colorado.gov/>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Holly Green	President	2027/May 2027
Scott Ferguson	Member at Large	2025/May 2025
Marcus Vigil	Member at Large	2025/May 2025
Justin Reyher	Treasurer	2025/May 2025
Barbara Nelson	Member at Large	2025/May 2025

DATE: February 5, 2024

TIME: 5:00 PM Mountain Time

PLACE: Zoom - <https://us02web.zoom.us/j/85748319879?pwd=ZTdncGRxbmplZ2VMcGtxb1dmcXlFZz09>

Meeting ID: 857 4831 9879 Passcode: 141064 or by phone at (719) 359-4580

- I. ADMINISTRATIVE MATTERS
 - A. Present Disclosures of Potential Conflicts of Interest
 - B. Confirm quorum, location of meeting, posting of meeting notice and designate 24-hour posting location
 - C. Approve Agenda
 - D. Review of 2024 Calendar for Statutory, Loan and Community Deadlines
 - E. Review and Consider Approval of Meeting Minutes
 1. November 29, 2023 Special Meeting Minutes
 2. December 13, 2023 Annual Meeting Minutes
 3. December 28, 2023 Special Meeting Minutes
 4. January 9, 2024 Regular Meeting Minutes

- II. FINANCIAL REVIEW
 - A. Review and Consider Approval of 2023 Audit Proposal from Wipfli
 - B. Review of Delinquency Report and Consideration of Next Steps
 - C. Review of December 31, 2023 Financial Statements
 - D. Review of January 31, 2024 Financial Statements

- III. OPERATIONS AND MAINTENANCE
 - A. Consideration of Management Agreement with Goodwin & Company
 1. Community Management
 2. District Management
 - B. Wind and Hail Insurance Deductible Buy Down
 - C. Volunteer Insurance Coverage

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- D. Pool Operations
 - 1. ADA Handicapped Chair Lift - \$1,800
 - 2. Chlorine Genie with Aquasol – \$8,261
 - 3. Replumbing of Pump Room - \$13,700
 - 4. Backup Pump Motor - \$950
 - 5. Smaller Pump or Change to Plumbing Manifold for Waterfall Pump - \$800
 - E. Interior Clubhouse Furnishing Review
 - F. Landscape Project Review/Update
 - 1. Rock Work at Pool – Completed with Safety Grant Funds
 - 2. Snow Removal Contract Change Order No. 1
 - G. Review of Resolution No. 2018-04-03 Regarding Policies and Procedures Governing the Enforcement of the Declaration (Covenant Enforcement and Collections)
 - 1. Covenant Enforcement Fines
 - H. Contact for Snow/Pool/Clubhouse while Holly is out of Town – 2/7 thru 2/26
 - I. Contract Scorecard (Barbara)
 - J. Document Storage (Marcus)
 - K. CCR Update “Owner”
- III. EXECUTIVE SESSION – If Needed
- IV. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 7, 2024 AT 5:30 PM VIA ZOOM