

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD FEBRUARY 5, 2024**

A Regular Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Monday, February 5, 2024, at 5:00 p.m. via Zoom. The meeting was posted to the public.

Attendance

In attendance were the following Directors:

Holly Green
Marcus Vigil
Justin Reyher
Barbara Nelson

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order by Director Green at 5:04 p.m.

Disclosures of Potential
Conflicts of Interest

There are no potential or confirmed conflicts of interest.

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 Staff. Following discussion, upon a motion made by Director Green, seconded by Director Nelson and, upon vote, unanimously carried, the Board excused Director Ferguson’s absence.

Approval of Agenda

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

2024 Calendar for
Statutory, Loan and
Community Deadlines

The Board reviewed the 2024 Calendar for Statutory, Loan and Community deadlines and requested that the Cielo invoicing be moved to the 15th of the month.

Review and Consider
Approval of Meeting
Minutes

Following discussion, upon a motion made by Director Green, seconded by Director Nelson and, upon vote, unanimously carried, the Board approved the November 29, 2023 Special Meeting Minutes, the December 13, 2023 Annual Meeting Minutes, the December 28, 2023 Special Meeting Minutes and the January 9, 2024 Regular Meeting Minutes as presented.

FINANCIAL REVIEW

Review and Consider
Approval of 2023 Audit
Proposal from Wipfli

Director Green noted that Mr. Wolfersberger has concerns regarding an error he found in the 2022 audit, however, Wipfli is the only auditor that provided a proposal that is within the budget set for the annual requirement. Following discussion, upon a motion made by Director Green, seconded by Director Nelson and, upon vote, unanimously carried, the Board approved Wipfli to complete the 2023 audit at a cost of \$6,500.

Review of Delinquency
Report and Consideration
Of Next Steps

The Board tabled action on this item until the March meeting.

Review of December 31,
2023 Financial Statements

Mr. Wolfersberger reviewed the December 31, 2023 financial statements with the Board. Following discussion, upon a motion made by Director Vigil, seconded by Director Green and, upon vote, unanimously carried, the Board accepted the December 31, 2023 financial statements as presented.

Review of January 31, 2024
Financial Statements

Mr. Wolfersberger noted he would have the January 31, 2024 Financial statements ready for review at the March Board meeting.

OPERATIONS AND MAINTENANCE

Consideration of
Management Agreement
Goodwin & Company

Following discussion, upon a motion made by Director Green, seconded by Director Nelson and, upon vote, unanimously

carried, the Board approved the amendment to the Management Agreements dated December 12, 2022, for Community Management and District Management with Goodwin & Company. It was noted the amendment changes the management firms name from Cherry Creek HOA Professionals to Goodwin & Company. No other changes were made.

Wind and Hail
Insurance Deductible
Buy Down

The Board determined the buy down of the wind and hail deductible is not needed at this time.

Volunteer Insurance
Coverage

Mr. Wolfersberger and Ms. Torgerson are working on this item as there is a cost for volunteer insurance coverage based on the number of hours to be worked and the number of volunteers.

Pool Operations

The Board tabled action on Pool Operations until the March meeting.

Interior Clubhouse
Furnishing Review

The Board reviewed the furnishing options provided by Director Green and determined furniture will be needed soon. Following discussion, upon a motion made by Director Green, seconded by Director Nelson and, upon vote, unanimously carried, the Board approved Directors Green and Nelson to purchase new interior clubhouse furnishings at a cost not to exceed \$7,500.

Landscape Project
Review/Update

The Board reviewed the landscape project priorities and thanked the Landscape Committee for putting in the work to determine what is needed in the future.

Following discussion, upon a motion made by Director Vigil, seconded by Director Green and, upon vote, unanimously carried, the Board approved Change Order No. 1 to the Landscape Maintenance and Snow Removal Agreement with Major Landscape to reduce the trigger depth for snow removal at the clubhouse and mailbox areas to less than 2" if the temperatures are expected to remain cold.

Review of Resolution
No. 2018-04-03
Regarding Policies and
Procedures Governing
The Enforcement of the
Declaration

The Board tabled review of Resolution 2018-04-03 Regarding Policies and Procedures Governing the Enforcement of The Declaration to the March meeting. The Board will consider separating the polices to reflect a covenant enforcement policy and a collections policy.

Contact for Snow/Pool
Clubhouse while Holly
Is Out of Town

Director Vigil will be the point of contact for snow/pool/clubhouse issues while Holly is out of town.

Contract Scorecard

Director Nelson will work with Ms. Watkins on this item.

Document Storage

Director Vigil will have the email address and password sent out for the Amazon document storage account again. A file standard is to be sent to Mr. Vigil by Ms. Torgerson.

CCR Update "Owner"

Director Nelson will review the Covenants to provide recommendations to the Board for potential changes.

Open Forum

Ms. Roper requested the Board stop the snow removal vendor from driving on the path through the native areas to remove snow. It was noted this is likely Douglas County as the District's vendor has been instructed to not remove snow in these areas.

Ms. Wagner requested confirmation that her sidewalk/street repair concerns have been received. Director Green noted the concerns are being sent to Douglas County and HEI as the repairs needed (which number more than 50 per HEI) is being done under warranty.

Adjournment

There being no further business to come before the Board, upon a motion made by Director Green, seconded by Director Vigil and, upon vote, unanimously carried, the meeting adjourned at 6:41 p.m.

Respectfully submitted,

By: Shannon Jorgerson
Secretary for the Meeting