

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD MARCH 7, 2024**

A Regular Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Monday, March 7, 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
Scott Ferguson

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order by Director Green at 5:30 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.

Approval of Agenda

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

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 February 5, 2024 Regular Meeting Minutes as presented.

FINANCIAL REVIEW

Review of January 31, 2024 Financial Statements

Mr. Wolfersberger reviewed the January 31, 2024 Financial statements with the Board. He will be meeting with Directors Green and Reyher to sign a check to move funds to the C-Safe account approved at the January Board meeting. Further, Cielo Metropolitan District has brought their past due balance with Stone Creek current.

OPERATIONS AND MAINTENANCE

Security for the Clubhouse

The Board discussed the need to add additional cameras to the exterior of the clubhouse. Ms. Watkins will work on this for consideration at the April Board meeting. The Board also discussed a key card/electronic lock system for a few of the doors.

Entrance Lighting

The Board reviewed the proposal obtained by Director Vigil. Additional information has been requested from a couple of vendors whom Ms. Torgerson has used for installation of solar powered lights in other Districts. Tim Wagner, a Stone Creek constituent, may have vendor options and will discuss them off-line with Director Vigil.

Document Storage

Mr. Vigil will resend the account information to the Board, Mr. Wolfersberger, and Management to ensure all have access. Documents can be uploaded once access is provided.

Governing the Enforcement of the Declaration (Covenant Enforcement and Collections)

As Director Nelson lost connectivity, this item was tabled for discussion until the April Board meeting. The Board wants to make sure the enforcement is set before the 2024 growing season.

Capital Spending Update

Director Green provided an update regarding the clubhouse furniture, noting it has started to arrive. Due to damage sustained during transport, the vendor will be crediting the invoice \$300.

Update on CCI Settlement

Director Green provided an update on the settlement with CCI, detailing what CCI is attempting to do with the County related to the Barn and Homestead House. Several complaints have been filed with Douglas County related to safety concerns at the Homestead House.

Update on Cross
Creek Development

Director Green indicated that Toll Bros has been moving forward with the Cross Creek Development and their tie-in to the sewer line on Scott Avenue has started. They will make repairs to the common areas once work has been finished. The payment of just over \$24,000 has been received.

Schedule District
Idea/Listening Meeting

The Board will work on survey questions to be sent to owners by Management. The Board scheduled the listening meeting for Sunday, April 21, 2024.

Social Committee Event

Director Green noted Taco Tuesday is getting close and requested as many of the Board members who can attend do. Payments for the food are being received via Venmo.

Glass Replacement
Proposal for Clubhouse

The Board reviewed the proposal submitted by Fast Glass to repair the 3 broken windows in the clubhouse. Following discussion, upon a motion made by Director Green, seconded by Director Vigil and, upon vote, unanimously carried, the Board approved the 3 broken windows at the clubhouse to be repaired by Fast Glass at a cost of \$1,345.

Outstanding Dues Status

It was noted that Management has requested the attorney status report from Western Law and that it will be provided to the Board upon receipt. Other collection options were discussed by the Board, including a "special tax assessment" through Douglas County that would place the past due balance on the owner's property account with the County for 2025 collection.

Adjournment

There being no further business to come before the Board, upon a motion made by Director Ferguson, seconded by Director Green and, upon vote, unanimously carried, the meeting adjourned at 7:09 p.m.

Respectfully submitted,

By: Shannon Jorgerson
Secretary for the Meeting