

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
STONE CREEK METROPOLITAN DISTRICT  
HELD April 4, 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

Mariah Watkins was present from Goodwin & Company. Charles Wolfersberger from Wolfersberger and two homeowners were present.

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order by Ms. Watkins at 1:00 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 Palermo 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 March 5, 2025, Regular meeting as amended.

FINANCIAL REVIEW

Review of March 31,  
2024 Financial Statements

Director Green asked if the Board had any questions about the March financials as provide by Charles Wolfersberger for the board packet. No one had any questions. Charles Wolfersberger stated that the

district is on good financial ground and is on track to be at or below budget. There were no major issues with the landscaper, and the district is under budget for snow removal. Charles Wolfersberger did confirm that Cielo Metro District has submit the Q1 payments.

Accounts Receivable  
Review

Ms. Watkins and Director Green reviewed the accounts receivable report with the Board. Ms. Watkins confirmed the largest past due account has been paid in full. Director Green commented on the account that was turned over to legal in error and is requesting that Goodwin cover the cost.

2024 Audit for Stone  
Creek Metropolitan District

Director Green expressed concern about the district's responsibility for the sidewalks, which are not their asset. Charles Wolfersberger clarified that only the sidewalks maintained by the district are included, not all sidewalks. Director Palermo suggested noting the responsibility for the sidewalks in the report for future reference. Director Nelson questioned the valuation of the clubhouse structure at 1.8 million dollars, which Charles Wolfersberger explained as the cost to rebuild it from scratch. Holly agreed to investigate the insurance value of the clubhouse. A motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board approved to accept the 2024 Audited financial statement for the Stone Creek Metropolitan District.

OPERATIONS AND  
MAINTENANCE  
Election Update

Chares Wolfersberger stated that there were no self-nomination forms submitted and the election was canceled, resulting in cost savings. Charles Wolfersberger expressed his appreciation for the board's culture and that he had enjoyed working with this board. This is the last meeting for the current board. Director Green announced that there are four individuals that would be appointed to the board after the May meeting.

Design Review  
Guideline

Director Nelson mentioned a plan to send out a revised draft of the design review guideline for review to the Design committee and to the Board. Additionally, Ms. Torgerson is working to get a Sherwin-Williams color book created. Director Nelson, who is not continuing the board, offered to complete the design review guidelines and pass them on to

Director Palermo. Director Green and Director Palermo agreed to work together on the design lines during the transition.

There was brief discussion by Director Nelson about the flag regulations and requirements. Director Green clarified that they can regulate the size of the signs but not the content, unless it is hate speech against a protected class.

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

Director Green made a motion to approve the presented Resolution Regarding Policies, Procedures and Penalties for the Enforcement of Declaration, Director Nelson seconded and, upon vote, unanimously carried.

Legal Counsel Proposals  
for Collections Douglas

Director Green reviewed that both proposals. Director Green expressed concerns about incurring additional costs for the district by choosing either of the proposed law firms. After additional discussion the Board decided to stay with the current firm, Western Law, for now. No action was required.

Update Regarding Clubhouse  
Rental Procedures

Director Green discussed the ongoing issues with Cielo, their partner in the clubhouse and pool, and the disagreement over the rental fee. She mentioned that they would continue to make progress, despite the challenges. Director Reyher expressed concern if the mediation does not work, could it lead to litigation? Director Green confirmed that the agreement does not allow for litigation. Ms. Watkins clarified that she would proceed with rentals under the prior agreement until the situation with Cielo is resolved. The Board tabled action on the rental procedures until the next meeting with Cielo to discuss.

Pool Proposal for Metro Pools

Director Green led the discussion about the Metro Pool proposal. This is a capital improvement project that is necessary to ensure the health and safety of the pool. Director Green made a motion for the Board to approve the rebuild of the Pumping Hydraulic Overhaul options of the proposal at a cost of \$29,221.61 and the process of FRP (waterproofing),

Director Reyher seconded, upon vote, unanimously carried.  
Management to work with Director Green to get the contract executed and the work scheduled.

#### Landscaping Proposals

Director Green requested approval for the expense of replacing 10 trees at the cost of \$6000, this was seconded by Director Palermo to approve, upon vote, the cost of \$6000 was unanimously carried. Director Green then discussed the work to be completed on the Funnel Park or Tract E. Director Green proposed spending \$10,000 to finish the landscaping project on Tract E, behind Haymarket Street, including shrubbery and irrigation work, which Director Nelson seconds and the group approved unanimously. Director Green mentioned that more landscape proposals will be presented in May following a landscape committee meeting in April.

#### Streetlight Proposal

Director Green presented a proposal to install two additional solar streetlights near the neighborhood entrance at the cost of \$5,300. However, Director Nelson raised concerns about the operational streetlights on the west side, which she claimed were not functioning due to missing batteries. Director Green agreed to have Merle inspect these lights and Director Nelson was asked to provide the exact locations of these problematic streetlights. After brief discussion, a motion by Director Green, seconded by Director Reyher; and all were in favor of proceeding with Mayberry to install the two streetlights at the intersection of Scott and Interlocken.

#### Playground Safety Inspection

Director Green reviewed that proposal for playground inspections by Rocky Mountain Playground Services. After brief discussion, a motion by Director Green, seconded by Director Reyher; and all were in favor of proceeding with the safety inspection at the cost of \$600.

#### Adjournment

With no further business to discuss, upon a motion by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the meeting was adjourned at 1:50 p.m.

Respectfully submitted,

By: Shannon Jorgerson

Secretary for the Meeting