

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD APRIL 8, 2024**

A Regular Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Monday, April 8th, 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
Barbara Nelson
Scott Ferguson

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order by Mariah Watkins at 5:00 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.

Approval of Agenda

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

Review and Consider
Approval of Meeting
Minutes

Following discussion, requesting the removal of mention of Food truck, upon a motion made by Director Green, seconded by Director Vigil and, upon vote, unanimously carried, the Board approved the March 7th, 2024 Regular Meeting Minutes as amended.

FINANCIAL REVIEW

Past Due Review

District management reviewed the process for liens filed over six months. The cost to file each lien is \$275. The board plans to approve turning delinquent accounts over to the county around October-November. The county charges the district a fee of one percent and charges the property owner an additional fee. It was agreed that these details need to be included in the delinquency collection policy for transparency to the community.

OPERATIONS AND MAINTENANCE

Security for the Clubhouse

The Board discussed the need to add additional cameras to the exterior of the clubhouse. Ms. Watkins reviewed the proposal from Arapahoe Security to add three cameras. After discussion, the Board decided to proceed with adding two cameras with a motion by Director Green and second by Director Vigil, unanimously carried, the Board approved the camera proposal. There was also discussion about drafting a resolution to limit the district's liability regarding the use of cameras. Management will prepare this resolution for review at the May meeting.

Director Ferguson mentioned that as the community grows, further enhancements to security will likely be needed, with additional proposals to be reviewed for budgeting in 2025.

Entrance Lighting

Director Marcus discussed the entrance lighting updates, noting a lack of feedback from the vendors except for one proposal which he was inclined to proceed with unless more bids are requested. District management, Shannon Torgerson reported efforts to obtain solar lighting bids, with one proposal received for temporary solutions but ongoing efforts to secure more. Director Ferguson added that he has identified three companies capable of undertaking the entrance lighting project and will share these options with Director Vigil.

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

Director Nelson reported no current recommendations for changing the community CCRs (Covenants, Conditions, and Restrictions).

There was a detailed discussion on the current policy requiring certified mail or hand-delivered notices for compliance, with a stipulated period of 30 days for response and an additional 15 days to comply or incur a \$50 fine. The discussion highlighted the need to specify the expectations in future documentation. It was noted that new legislation (Bill 20-41267) mandates that every notice after the first must be sent via certified mail.

Document Storage

Director 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.

Volunteers for Pool Opening

Director Green called for volunteers among the board members for the upcoming pool opening, emphasizing the labor-intensive nature of the event. Director Nelson and Director Vigil confirmed their attendance, while Director Ferguson noted he would be unavailable.

Capital Spending Update

Director Green provided an update regarding the capital projects. The grading of the community is set to begin soon. The backflow testing has been completed.

2024 + Landscaping Approval Plan

The 2024 landscape plan was reviewed by Director Green, with a motion by Director Green and second by Director Ferguson, unanimously carried, the Board approved a budget of \$90,000 for prioritized landscaping projects. Jayhawk's proposal is estimated at \$35,000. It was noted that the County lacks grading history, necessitating a new survey, including for Tract E. The plan includes reseeded and grading, using seed mats for stabilization. The sourcing of water for these areas is still under consideration. A \$500 weed mitigation grant for the park at Coldwater was discussed, with plans to address poor drainage. An agreement to access water for plant watering on the west side was approved, with planting scheduled to start June 1. There was brief discussion about methods to review and address landscaping issues of homes on a case-by-case basis.

Schedule District Idea/Listening Meeting

A listening meeting is scheduled for May 5 at 2 PM at the Clubhouse, to discuss landscaping ideas and open the floor to new suggestions from homeowners. Directors Nelson and Director Vigil confirmed attendance, while Director Ferguson may be available.

Update on CCI Settlement

Director Green discussed the 2021 reciprocal agreement for the use of barn and driveway easements was confirmed as valid by legal counsel. Director Green indicated that unauthorized parking of vehicles must be removed by April 24, as only four spaces under the porch roof are included in this agreement. The board discussed the appraised value of the barn, assessed at \$60,000, and agreed to proceed with an offer of \$75,000, with a motion by Director Ferguson and seconded by Director Nelson, the Board unanimously approved.

Legislative review

District Manager Shannon Torgerson provided updates on legislative matters. HB 24-1168 requires that all in-person meetings also offer a Zoom option; the Board is currently in compliance. Another potential bill may regulate gas-powered landscaping equipment under 10 hp to be battery-operated during June through August starting in 2025.

Director Green asked Director Ferguson to coordinate with the waste company to ensure the dumpster is properly placed within its enclosure.

FINANCIAL REVIEW

Review of January 31, 2024
Financial Statements

Mr. Wolfersberger reviewed the February 29, indicating that the March financials would reflect more typical operations due to the commencement of tax income collections. He mentioned that Cielo had made an upfront deposit, which would be utilized soon.

Director Ferguson discussed the clarity and improvement in the monthly financial reports. It was noted that the district is currently under budget and expects to have collected 100% of its tax revenue by June, stabilizing the financial position.

Adjournment

There being no further business to come before the Board, the meeting adjourned at 6:43 p.m.

Respectfully submitted,

By: Shannon Torgerson
Secretary for the Meeting