

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD MAY 7, 2025**

A Regular Meeting of the Board of Directors (referred to hereafter as the "Board") of the District was convened on Monday, May 7, 2025, at 5:00 p.m. via Zoom. The meeting was posted to the public.

Attendance

In attendance were the following Directors:
Holly Green

Mariah Watkins and Shannon Torgerson were present from Goodwin & Company. Five homeowners were present.

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order by Ms. Torgerson at 6:01 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 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 and, upon vote, unanimously carried, the Board approved the minutes from the April 4th, 2025, Regular meeting as amended.

Appointment of Four
Constituents to the Board

Director Green motioned for all four of the constituents to join the Board of Stone Creek Metro District until the next regular election, scheduled for May 2027. All new board members have completed and executed the oath. Management to file with government and the courts.

Election of Officers

Following discussion, with a motion from Director Green and, upon vote, unanimously carried, following is the positions selected for the Stone Creek Metro Board:

Holly Green	President
Tanisha Palermo	Treasurer
Haley Monteferrante	Member At Large
Brett Asay	Member At Large
Denise Saubers	Member At Large

Both Director Green and Director Palermo are selected to execute the signature cards for the bank accounts.

FINANCIAL REVIEW
Review of April 30,
2024 Financial Statements

Review of April financial tabled until June meeting. Director Green commented that there was nothing unusual in the financial and that the 2024 audit was filed early.

Accounts Receivable
Review

Director Green review the April past due accounts. Director Green discussed that it is extremely important that not fees are waived to ensure equal treatment to all owners.

OPERATIONS AND
MAINTENANCE

Design Review
Guideline

Director Palermo provided a review of the revised draft of the design guideline.

Exterior Modifications: All exterior improvements, including anything on the exterior of the home or in the yard, require design review and approval.

Paint Colors: A list of accepted and prohibited Sherwin-Williams paint colors will be included. Sherwin-Williams will host the approved palette online.

Roofing: Guidelines will specify permitted materials and colors.

Landscaping: Homeowners are required to maintain landscaping in the front, side, and rear yards.

Rear Gates: May be installed with design review approval. Gates must match existing fence design.

Flags and Signs: Must be clean and may not contain obscenities or hate speech.

Basketball Hoops: Permanent hoops require design review approval, must be in good condition, upright, and must not block sidewalks or streets.

Pools: Above-ground pools are prohibited.

Permanent Decorative Lighting: Extensive discussion took place regarding permanent lighting. Only static warm white lights are allowed, except during the holiday season (Thanksgiving through Stock Show). Moving lights are not permitted outside of this timeframe. All lighting must be turned off by 10:00 PM

Director Green noted homeowners may be fined for noncompliance.

Ms. Torgersen added that homeowners may request case-by-case exemptions for lighting.

Pathway Lighting Proposal

Director Green presented a proposal to install three 7-foot solar lights along the path to the clubhouse, similar to those near the barbecue area. This expense qualifies under the community's safety grant. Following discussion, with a motion from Director Green and, upon vote, unanimously carried, the Board approved to hire Merle to install three solar lights at the cost of \$2250. 00.

Landscaping 2025 discussion

Director Green reviewed the current plans for landscaping throughout the district. Director green discussed the 90 new plants, including 13 trees were being planted in the first phase for 2025. That three trees will be added to the Pinto Valley Park entrance. However, no planting will occur near Cold Water by the gazebo. She stressed that it is more cost-effective to plant trees internally than to use nursery services. All irrigation systems are currently operational, and the budgeted amount of \$15,000 for irrigation repairs has been utilized. Director Green requested that the reports of dead trees must include specific locations. The next phase of plantings is scheduled for early June. The open space planting in wet areas was briefly discussed.

Hydroseeding has been completed; willow and bush plantings will occur next growing season. Beauty bands have been mowed, but no native area mowing will occur this year. Prairie Dog mitigation efforts continue with monthly treatments. Community pool setup was scheduled for May 10 at 10:00 AM, including chairs and awnings. Awnings are to be installed prior to pool opening.

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 clubhouse rules. Volunteers are checking the clubhouse after events. After

discussion, Cielo has agreed to the Stone Creek Metro District clubhouse rules. The Cielo and Stone Creek Boards of Directors will meet in the fall of 2025 to review and improve the Cost Share Agreement. Stone Creek Metro can continue clubhouse operations without increasing assessments.

Playground Safety Inspection

Director Green reviewed that proposal for playground inspections by Rocky Mountain Playground Services. She confirmed that none of the equipment is still under warranty. Management has requested proposals for recommended repairs. Director Green stressed the district could find source for the rubber mulch more cost effectively.

Women's Bathroom Repair

Director Green motioned for a \$50 gift card to be given to Mark Green to repair the toilet paper holder in the women's restroom. with a motion from Director Green and, upon vote, unanimously carried, the Board approved.

Open Forum/ Homeowner Forum

There was brief discussion by community members about the required steps for the apartment community to complete prior to breaking ground.

The June meeting has been rescheduled to June 18 at 12:00 PM. Ms. Watkins will attend as Ms. Torgerson will be out of town.

Adjournment

With no further business to discuss, upon a motion by Director Green, upon vote, unanimously carried, the meeting was adjourned at 7:12 p.m.

Respectfully submitted,

By: Shannon Torgerson
Secretary for the Meeting