

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD JULY 15, 2024**

A Regular Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Monday, July 15, 2024, at 5:30 p.m. via Zoom. The meeting was posted to the public.

Attendance

In attendance were the following Directors:

Holly Green
Barbara Nelson
Justin Reyher

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order by Shannon Torgerson at 5:32 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 and the addition of reviewing the reservation process, the agenda was approved upon a motion made by Director Green, seconded by Director Nelson and, upon vote, unanimously carried, the Board approved the agenda as presented.

Review and Consider
Approval of Meeting
Minutes

Following discussion, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board approved the minutes from the May 6, 2024 Regular Meeting, May 20, 2024 Special Meeting, and June 10, 2024 Regular Meeting as presented.

FINANCIAL REVIEW

Review of May 31, 2024
Financial Statements

Mr. Wolfersberger and Director Reyher reviewed the financial statements for the period ended June 30, 2024 with the Board.

Accounts Receivable
Review

Ms. Torgerson reviewed the Accounts Receivable report for the period ended June 30, 2024 with the Board.

OPERATIONS AND MAINTENANCE

Future Dumpsters for the
Community

Due to the numerous issues with the recent community dumpster day, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board decided to cancel all future dumpster days. The District will provide alternative options for community members.

Replacement Door Closer
Near Bathroom

Following discussion, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board approved Arapahoe County Security to replace the door closer on the exterior door closest to the bathroom and to adjust the front door latch at a cost not to exceed \$1000.

Amenity Improvement
Survey Results

The Board reviewed the results from the Amenity Improvement Survey and determined additional research is required to determine cost and feasibility of adding a sport court or other improvements.

Update the Design Review
And CCRs in Reference to
Yard Signs

It was noted due to recent changes to State Statute, the District is unable to enforce a yard sign policy unless it is content neutral, meaning the policy deals with the size of the signs and not what the signs state. Director Green will update the Design Guidelines to reflect the change in Statute.

Compliance and Design
Guidelines

The Board discussed compliance and requested site visits be scheduled as close to cure dates as possible. It was also requested to provide view access to Smartwebs to Director Green.

Prairie Dog Mitigation

Director Nelson provided her research to the Board for discussion. Following discussion, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board approved prairie dog mitigation to be undertaken by Parker Pest Control at a cost not to exceed \$3000 with 2-site visits.

Document Storage

Following discussion, upon a motion made by Director Green, seconded by Director Nelson and, upon vote, unanimously carried, the Board approved Director Reyher to start a Google Docs account at the cost of \$15 per month.

Budget Prep Timeline

The draft budget needs to be prepared and provided to Cielo Metro District no later than September 1, 2024. To accomplish this, Directors Green and Reyher will meet with Mr. Wolfersberger to draft the budget in August.

Reserve Study Next Steps & Owner

The Board requested Management obtain proposals for a reserve study to be conducted as soon as possible since it will impact the 2025 budget provided to Cielo.

Weed Treatment

Following discussion, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board approved treatment of the thistles along Interlocken at a cost not to exceed \$2000 by Major Landscape.

Grill Clean-Out

Following discussion, upon a motion made by Director Green, seconded by Director Nelson and, upon vote, unanimously carried, the Board approved the purchase of a \$50 gift card for the resident who is going to clean the grease out of the grill at the pool area.

Adjournment

With no further business to discuss, Director Green motioned, and Director Reyher seconded, all were in favor, the meeting adjourned at 6:49 p.m.

Respectfully submitted,

By: Shannon Jorgerson
Secretary for the Meeting