

**MINUTES OF MEETING OF  
THE BOARD OF DIRECTORS OF THE  
STONE CREEK METROPOLITAN DISTRICT (THE "DISTRICT")  
HELD  
AUGUST 9, 2023**

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the District was convened on Wednesday, August 9, 2023, at 3:00 p.m. The District Board meeting was held via Zoom video/telephone conference. The meeting was posted to the public.

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**Directors In Attendance Were:**

Tim Riggle  
Jenifer Waters  
Amanda Roper  
Holly Green

**Also, In Attendance Were:**

Mariah Watkins; Goodwin & Company. The homeowners were also present: Denise Saubers, Christopher Champion, Katie Hudiburgh, and Holly Wagner.

**I. Administrative Matters**

**A. Quorum/Confirmation of Meeting Location/Posting of Notice/Approval of Agenda:**

The meeting was called to order at 3:02 PM by Mariah Watkins. Mariah Watkins reviewed administration matters, confirming the presence of a quorum and the proper posting of the meeting notice. Director Roper made motion, and Director Riggle second. All attendees approved the agenda unanimously.

**II. Operations and Maintenance**

**A. Goodwin Negotiations & Next Steps:** Chris Larson, Vice President for Community Management, Goodwin addressed the board regarding negotiations with Goodwin. The discussion highlighted financial discrepancies, with the Board claiming expenses of \$23,000 to be owed by Goodwin for failure to provide services. Mr. Larson pointed out that the CPA provided quarterly financials, how could the community accurately monitor the Districts financials. Additionally, Mr. Larson raised questions were about Goodwin's liability for the attorney's work. It was mentioned that management didn't seem to fulfill their contract and was passing tasks to the attorney that should've been completed by Goodwin. Chris Larson appreciated the feedback and acknowledged the need for discussions beyond attorney fees. Director Roper requested to table the discussion to compile a detailed expense list for presentation to Goodwin.

**B. Project Tracking Tools and Documentation:** Discussion ensued about using Trello for project tracking. The board agreed that despite its

imperfections, Trello's cost-effectiveness was a crucial factor for now. Other options like Excel spreadsheets or Google Docs were also considered, with Director Riggle suggesting a revisit to this conversation when a budget for tracking software is available next year.

- 1. CC&I Documents and Legal Work:** The board reviewed the CC&I documents, focusing on completion sign-off and accountability. Director Green stressed the importance of accountability and the need for a statement from legal regarding work provision for the remainder of the year. An amendment was proposed to have Legal review that the L&E is correct in creating the master agreement. Legal review of this was motioned by Director Roper and seconded by Director Green, all in favor.
- 2. McGeady Negotiations and Legal Work:** McGeady agreed to waive June billing and not charge for legal fees for the rest of 2023. Motion for approval was put forth by Director Roper and seconded by Director Riggle. The board deliberated on whether McGrady should provide meeting minutes. The suggestion to have legal review quarterly meeting minutes for posting on the district website was put forth by John Guzman from Goodwin. The offer from McGeady was that they would provide legal work for ongoing matters from June 1 through December 31 of 2023. No money would be refunded. Any new work would need a scope of work additionally, Elizabeth would need to guide the district to the end of the CCI. There was brief discussion about Director Roper reaching out to Legal directly, Director Green believed that this was not acceptable. After additional discussion by the Board, they did not finalize the agreement with McGeady as they wanted the proposal in writing.
- 3. Storm Water Contract, next steps:** Director Roper stated that District is required to maintain the contract. Director Green questioned the validity of this and who is responsible for these reports. What is the actual requirement for these reports? Director Green proposed that CCI should be liable for the cost of these reports. Director Roper said we cannot terminate the contract; she will confirm with Legal. Director Riggle to investigate if CCI should be responsible.

**C. Landscaping Updates:**

- 1. Mowing Invoice:** Director Waters to review landscaping invoice for mowing. This subject required further conversation with Landscaper. Invoice claims 40 hours of mowing, landscaper to meet with Landscape committee to walk property and show where the mowing occurred. A discussion followed of the liability of allowing homeowners to mow areas. The Board discussed a liability waiver to be signed and that guidelines should be created

as to what the homeowners can do. The Board will ask Legal to create the liability waiver form. Director Roper discussed an email to be sent out that would stress that volunteer mowing does not have the consent of the district, that the homeowner would be liable. Further discussion occurred about possible removal of dead trees, irrigation damages and the possibility of a woodchipper.

**D. Annual Report:** McGeady offered to complete the annual report this year at no additional cost. This would be with Goodwin District Report. Director Roper motioned to approve with a second by Director Riggle, all approved. John Adams agreed to help over see the annual report. Brief question about the SDMI agreement and Director Roper stated she could not find anything it about requiring the forwarding of emails.

**E. Public Comment and Adjournment:**

Homeowner provided commentary on landscaping issues and tasks he undertook, especially he mowed along Interlocken. He questions the validity of the landscaper repairing irrigation as he has seen many areas that need to be addressed. Director Roper stated that the tree removal can be scheduled after September 15<sup>th</sup> as this will be when there is resolution with CCI and the release of funds. Another homeowner offered to cut down trees and dispose of them.

- III. Executive Session:** The Board went into executive session at 5:23 pm with a motion by Director Roper and second by Director Riggle. They and came out at 5:37 pm.
- IV. Adjournment:** Director Roper made a motion, Director Riggle seconded to adjourn the meeting at 5:38 pm.