

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD AUGUST 27, 2024**

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Tuesday, August 27, 2024, at 6:00 p.m. via Zoom and in person at the Stone Creek Metro Clubhouse. 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 Director Green at 6:02 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 July 15, 2024, Regular Meeting, as presented.

FINANCIAL REVIEW

Review of May 31, 2024
Financial Statements

Director Green provided a brief review of the financial statements for the period ended July 31, 2024. Director Green confirmed that they have sponsors for all community events, and there will be no increase in assessments for 2025.

OPERATIONS AND MAINTENANCE

Presentation of MHFC

Director Green presented information regarding the Cherry Creek Trail work managed by MHFC. She noted that details of the project were not received until the end of July and emphasized that the project impacts the community but is beyond the district's control. A website with information on the project will be shared with the community via TownSq tomorrow.

Director Green confirmed that the community is not located in a floodplain. Out of the 251 acres in the metro district, 160 acres are designated as open space, with 331 homes being affected by the project.

The project will involve raising the creek bed due to erosion, but the floodplain boundaries will not change. Hundreds of tons of riprap will be brought in, and 50,000 tons of dirt will be moved. Most of the rocks will be covered by earth once the project is complete to stabilize the soil and prevent further erosion.

The project is scheduled to begin on September 9, 2024 and is expected to be completed by late spring or early summer of 2025, depending on weather conditions.

The trail will be slightly graded to allow for proper runoff. The project will require the removal of 23 trees, 21 of which have a diameter of 6-12 inches and 2 with a diameter of 12-24 inches. To compensate, 175 five-gallon deciduous trees and over 700 five-gallon shrubs will be planted. These will be monitored for the next four years to ensure their proper establishment.

Stone Creek will be responsible for maintaining the area post-completion.

Director Green emphasized that wildlife will be disturbed by this construction, and the purpose of the project is to address erosion and increase the water table in the area.

Slides from the presentation will be posted on TownSq tomorrow.

Low-Income Housing Project Update

Director Green briefly discussed the low-income housing project near the district. The start date is unknown, as the project requires a traffic study and two protected species studies before any work can begin.

Prairie Dog Mitigation

Director Green reviewed the ongoing prairie dog mitigation efforts. Prairie dogs have been mitigated from the area near the clubhouse, and a silt fence will be installed tomorrow to prevent further intrusion. Additional mitigation efforts are ongoing.

Community Seeding Efforts

Director Green discussed the seeding of various areas throughout the community with a mix of wildflowers and grasses. The seeds will be planted in October to allow snow to protect them and help them sprout in the spring. Director Green also mentioned the purchase of a 25–50-pound bag of seeds, which could potentially be distributed to interested homeowners.

Homeowner Comments

A homeowner thanked Holly and Mark for their work for the district, noting that it has been very beneficial. Director Green responded, expressing the need for more volunteers to assist with the district's efforts. She invited homeowners to join any committee or brigade.

A discussion was held regarding the presence of rattlesnakes, with homeowners expressing concerns due to their proximity to open spaces and the ongoing construction. Director Green reminded residents that rattlesnakes may move closer to homes for warmth, especially with prairie dog activity and construction.

Another homeowner raised questions about irrigation leaks and potential irrigation in tract 12. Director Green discussed wanting to include additional irrigation projects in the upcoming 2025 budget.

Upcoming Events

Director Green reviewed upcoming District events.

Labor Day Party: September 2nd, with 150 RSVPs received to date.

September 12: Next Board of Directors Meeting to discuss the 2025 budget.

September 13: Wine tasting event at the clubhouse. Residents were urged to RSVP.

November 23: Photos with Santa and brunch from 11:30 AM to 1:00 PM.

District Business

Director Green reviewed the district's outstanding business items, noting that an election will be held next year in April or May 2025, with four board seats opening. Interested homeowners were encouraged to reach out if they would like to join the board.

With a motion by Director Reyher, seconded by Director Green, to approve the installation of a silt fence next to the clubhouse. The motion was approved unanimously.

With a motion by Director Green, seconded by Director Reyher, to approve the purchase of up to \$10,000 for additional lawn lounge chairs for the clubhouse. The motion was approved unanimously.

Adjournment

With no further business to discuss, Director Green motioned, and Director Nelson seconded, all were in favor, the meeting adjourned at 7:02 p.m.

Respectfully submitted,

By: Shannon Jorgerson
Secretary for the Meeting