

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD SEPTEMBER 7, 2023**

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Thursday, September 7, 2023, at 6:30 p.m. The District Board meeting was held via Zoom video/telephone conference. The meeting was posted to the public.

Attendance

In attendance were the following Directors:

Holly Green
Tim Riggle
Scott Ferguson

Also, in attendance were:

Shannon Torgerson, Goodwin & Company
Carrie Beacom, CliftonLarsonAllen, LLP

Several constituents were also in attendance.

Call to Order

The meeting was called to order by Director Green at 6:30 p.m.

Approval of Agenda

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

Declaration of Quorum
Director Qualifications and
Conflict of Interest

A quorum was declared. All directors are qualified to serve and there are no conflicts of interest.

Administrative Matters

Review and Consider Approval of Minutes from the August 4, 2023 Special Board Meeting – Following discussion, upon a motion made by Director Green, seconded by Director Riggle and, upon vote, carried by a vote of 2-0-1, with Director Ferguson abstaining, the minutes from the August 4, 2023 Special Board Meeting were approved as presented.

Review and Consider Approval of Minutes from the August 9, 2023 Special Board Meeting – Following discussion, upon a motion made by Director Green, seconded by Director Riggle and, upon vote, carried by a vote of 2-0-1, with Director Ferguson abstaining, the minutes from the August 9, 2023 Special Board Meeting were approved as presented.

Review and Consider Approval of Minutes from the August 21, 2023 Special Board Meeting – Following discussion, upon a motion made by Director Green, seconded by Director Riggle and, upon vote, carried by a vote of 2-0-1, with Director Ferguson abstaining, the minutes from the August 21, 2023 Special Board Meeting were approved as presented.

Review and Consider Approval of the 2022 Annual Report – Following discussion, upon a motion made by Director Green, seconded by Director Riggle and, upon vote, unanimously carried, the 2022 Annual Report drafted by Counsel was approved as presented.

Review and Consider Approval of Settlement with Cox Professional Landscape Services, LLC – Following discussion, upon a motion made by Director Green, seconded by Director Riggle and, upon vote, unanimously carried, the Board approved the settlement with Cox Professional Landscape as presented.

Review and Consider Approval of Legal Firm for Collection Activities – The Board tabled action on this item until Management can complete a summary of services provided by both legal firms approached for collection activities.

Operations and Maintenance

Committee Updates

Landscaping – Director Green reported the landscape committee met the evening of September 6. The Committee has surveyed the community to determine what the most pressing matters are.

Following discussion, upon a motion made by Director Green, seconded by Director Ferguson and, upon vote, unanimously carried, the Board approved Major Landscape to complete the wire & stake removal and the removal and mulching of 30 dead trees from the common areas at a cost of \$2700.

Social/Clubhouse/Pool – Katie Reid is the chairperson of the Social/Clubhouse/Pool Committee. The Committee met at the end of August and has planned 1 event a month until the end of the year. Choke Cherry will be assisting members of the community in storing pool furniture in the attic space of the clubhouse on Wednesday, August 13, 2023 at 5:00 p.m.

The Committee's 2024 goals include negotiation of contracts for cleaning of the clubhouse and pool maintenance.

Design Review – a member of the Committee was not in attendance. Management provided an update indicating that 72 requests have been considered by the Committee since March. A more comprehensive report has been requested to allow the Board and community to see what types of requests are being submitted and what the pain points are.

Budget and Finance – The Budget and Finance Committee held a meeting on August 15 that was attended by 5 Committee members and 30 members of the public. The next meeting is scheduled for September 12 at 6:00 p.m.

Financial Matters

Review and Consider Approval of Unaudited Financial Statements for the Period ended June 30, 2023 – Ms. Beacom reviewed the financial statements for the period ended June 30, 2023 with those in attendance. Following discussion, upon a motion made by Director Riggle, seconded by Director Ferguson and, upon vote, unanimously carried, the Board approved the unaudited financial statements for the period ended June 30, 2023 as presented.

Review and Consider Approval of the 2022 Fiscal Year Audit – Director Green indicated that a clean opinion is expected. Following discussion, upon a motion made by Director Riggle, seconded by Director Ferguson and, upon vote, the Board approved the 2022 Fiscal Year Audit provided the opinion is clean.

Review and Approval of Claims since the Last Board Meeting – Following discussion, upon a motion made by Director Riggle, seconded by Director Green and, upon vote, unanimously carried, the Board approved the claims presented totaling \$228,946.39.

Review of Outstanding Invoice Report – Ms. Beacom walked the Board through the Outstanding Invoice report and answered questions about specific invoices submitted by Century Site Services.

Review of Statement of Cash Position – The Statement of Cash Position was included in the unaudited but approved financial statements for the period ended June 30, 2023.

Review of Accounts Receivable Report and Approval of Turning Files over to a Collections Firm – This item was tabled until the Board can engage a legal firm specializing in collections.

Covenant Enforcement/
Design Review Update
From Manager

Ms. Torgerson provided the Board with a snapshot of open covenant enforcement matters and reviewed the process detailed in Resolution No. 2018-04-03 – Resolution of the Board of Directors of the Stone Creek Metropolitan District Adopting the Policies and Procedures Governing the Enforcement of the Declaration of Covenants, Conditions and Restrictions of Stone Creek Ranch. Ms. Torgerson is to work with Director Ferguson on a potential amendment of the resolution in early 2024.

Public Comment

There were no comments made by the Public.

Adjournment

There being no further business to come before the Board at this time, upon a motion made by Director Ferguson, seconded by Director Green and, upon vote, unanimously carried, the meeting adjourned at 7:47 p.m.

Respectfully submitted,

By: Shannon Torgerson
Secretary for the Meeting