

**MINUTES OF A TOWN HALL MEETING OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD SEPTEMBER 14, 2023**

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the District was convened on Thursday, September 14, 2023, at 6:30 p.m. The District Board meeting was held via Zoom video/telephone conference and in person at the Stone Creek Clubhouse located at 5969 Interlocken Street, Parker, CO 80134. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Holly Green
Justin Reyher
Marcus Vigil

Also, in attendance were:

Shannon Torgerson and Mariah Watkins, Goodwin & Company

Call to Order

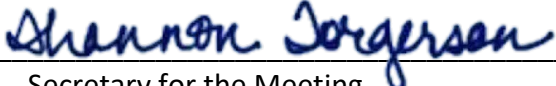
The town hall was started by Director Green at 6:30 p.m.

Town Hall

The Board reviewed the slides attached to these minutes and answered questions from members of the public related to the Community.

No business was undertaken by the Board.

Respectfully submitted,

By: 
Secretary for the Meeting

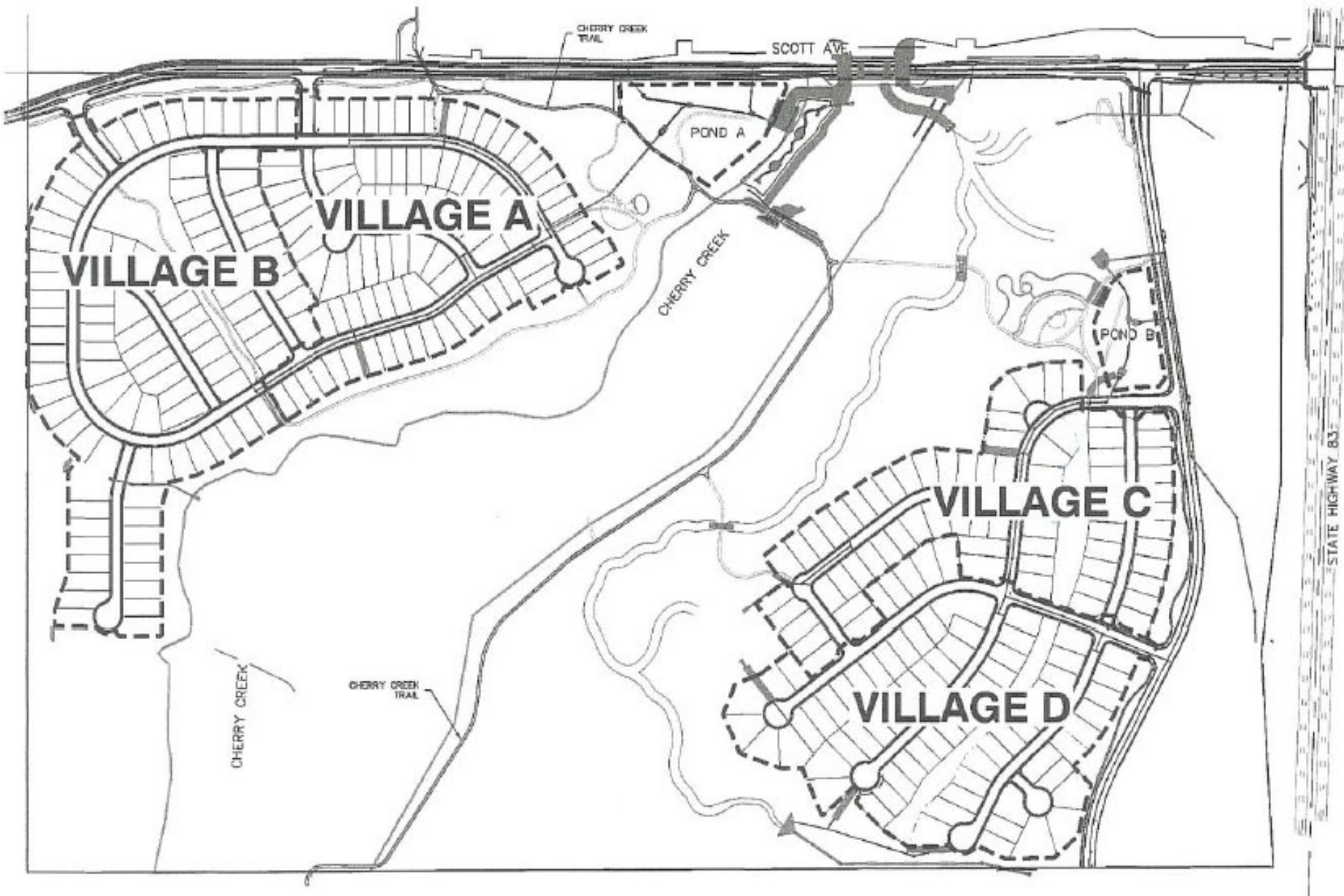
**Welcome to the Stone
Creek Metro District
2023 Town Hall**

SCMD formation

- Decree recorded December 2014 by Douglas County & Choke Cherry Investors
- Conveyed September 2017 to Stone Creek MD
- We are a quasi municipal/government corporation & political subdivision of the state of CO
 - We are **not** an HOA
 - Powers of the district include levying & collecting taxes, entering contracts, acquiring & selling property, adopting rules, etc.

Metro districts

- Used to fund public improvements to support new developments including
 - Streets
 - Sewer
 - Parks
 - Streetlights
 - Trails





251.66 total acres

160.18 open space

1.32 gross density per acre

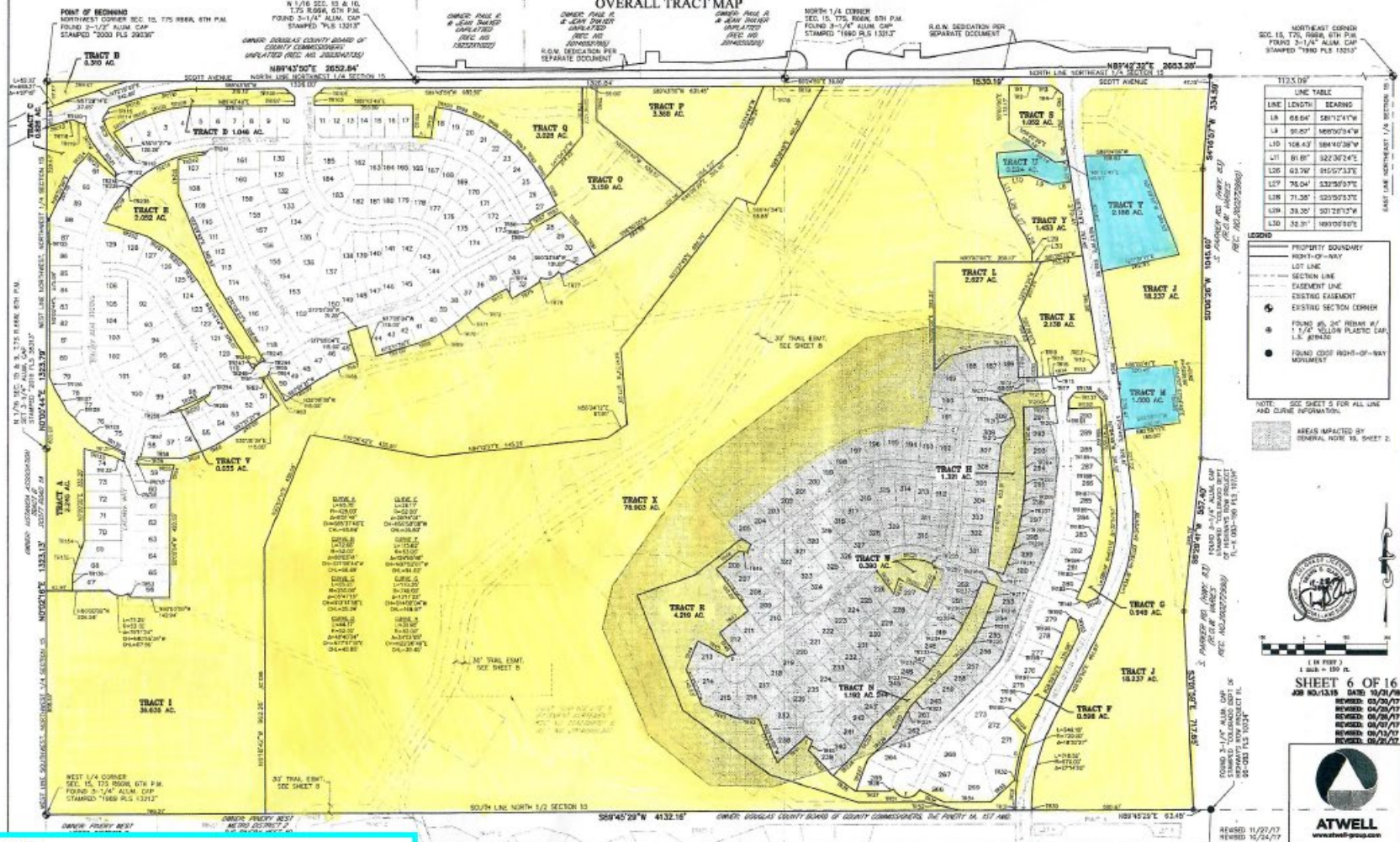
331 homes

District Owned Tracts:
 Open Space: Tracts A, B, C, D, F, G, I, and J
 Open Space/Drainage: Tracts E, H, K, N, P, Q, R, V, W, and X
 Parks: Tracts L and O
 Clubhouse/Open Space : Tract Y
 Trail Head/Open Space: Tract S

 Tracts owned, operated, and maintained by Stone Creek MD
 Privately owned tracts--District does not operate or maintain

STONE CREEK RANCH FILING NO. 1 PLANNING AREAS 1-7 FINAL PLAT

A REPLAT OF LOTS 1 AND 2, SZYMANSKI NUMBER 2 AND A PART OF THE NORTH HALF OF SECTION 15,
 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
 251.681 ACRES - 329 RESIDENTIAL LOTS - 25 TRACTS - SB2014-080



Privately Owned Tracts:
 Homestead House/Open Space: Tract M (Owned by CCI)
 Ranch House/Open Space: Tract T (Private owner)
 Barn Facility/Open Space: Tract U (Owned by CCI)

SHEET 6 OF 16
 JOB NO. 1335 DATE: 10/21/16
 REVISION: 03/20/17
 REVISION: 05/02/17
 REVISION: 06/08/17
 REVISION: 06/07/17
 REVISION: 06/13/17
 REVISION: 06/26/17

Governance

- Elected officials serve 4-year staggered terms
- We comply with
 - Open Meetings Laws; Open Records Act; Election Laws; Transparency Notices
- We provide additional accessibility via
 - Town Square, neighborhood Facebook, & open committee meetings
 - Official site <https://stonecreekmd.colorado.gov/>
 - Minutes, budgets, audits

Board Members & Terms

Elected May 2023

- Holly Green, President – May 2027
- Tim Riggle, Treasurer – May 2027

Appointed September 2023

- Justin Reyher – May 2025
- Marcus Vigil – May 2025
- Scott Ferguson – May 2025

2023 Accomplishments

- Transitioned to exclusively homeowner led May
- Recovered ~\$91k due to performance of vendors
- Completed sprinkler repairs (~\$26k)
- Progressed final negotiations with CCI
- Presented drainage issues to the county on behalf of neighbors
- Reviewed all contracts/created scorecard
- Maintained our temporary CO for clubhouse & pool
- Set up accounting controls & approvals
- Supported volunteer landscaping efforts (weeding, thistle removal, stake & tree wire removal, trail mowing)
- Initiated regular communication in multiple channels
- Created committees SOPs & homeowner chairpeople

Committees

- Landscaping
 - Social, Pool, & Clubhouse
 - Finance
 - Architectural Review*
-
- ❖ Open to all homeowners to join & attend
 - ❖ Meetings posted to Town Square & FB regularly
 - ❖ Committees make recommendations to the board

Landscaping


- Regular committee meetings held
- Landscaper status
- Dead tree removal
- Potential of monument beds refreshed (rock)
- Snow removal




2024

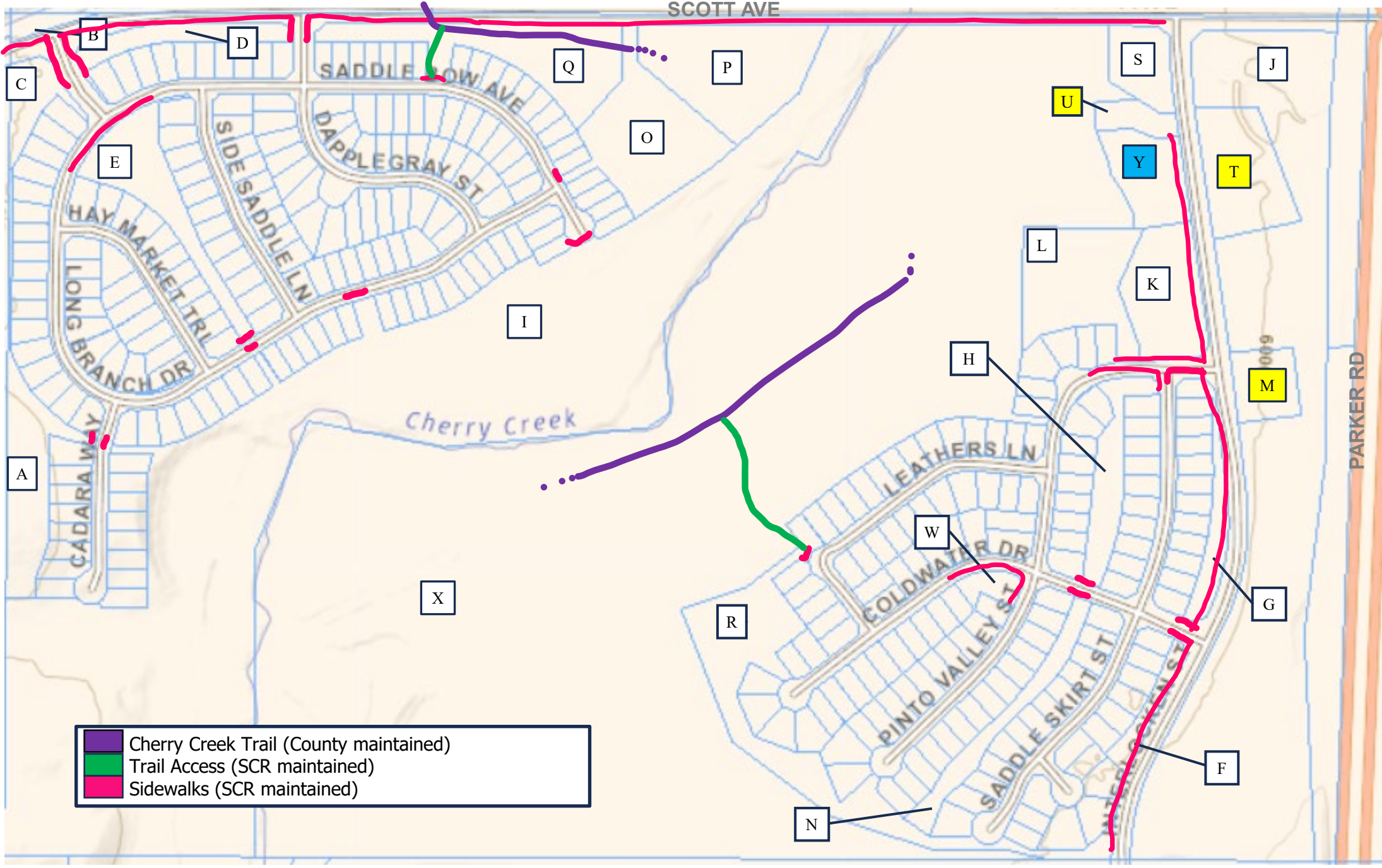
- New trees planted
- New bushes/grasses planted
- Ongoing special projects as finances allow

Stone Creek Ranch Metropolitan District

Snow Removal

-  Privately owned tracts (Not SCR maintained)
-  Clubhouse

-  Cherry Creek Trail (County maintained)
-  Trail Access (SCR maintained)
-  Sidewalks (SCR maintained)



Social, Pool & Clubhouse

Completed:

- Committee meetings held & scheduled
- Calendar of events created
- Dog Days of Summer event + dog swim great success

Other:

- Sponsors for events needed
- Meeting w/pool company re: 2024 potential repairs

Upcoming Events

- September 28th Chili Cook Off
- November 19th Broncos Watch party (sponsored)
- December 7th Cookie Exchange
- December 10th Pictures with Santa (sponsored)
- January 14th Game Night

Mark your calendars, join in, &
have some fun with your neighbors!

Finance

- Revenue From 2 Sources

- Total Revenue from Taxes - \$831,328
- Total Revenue from Admin Fees - \$473,760

- SCMD has 4 Funds

- Bond (debt) of

- Sr bond = \$8,275,000
- Jr bond + \$1,195,000

} Current annual payments
for bond debt = \$565,906

Mill Levy per residence

11.132 mills go to the general fund

56.926 mills go to the debt service fund

68.311 total mills

Objective is to reduce mill levy for 2024

We are pursuing multiple options

Finance

- Currently – Slightly behind budget
 - Expect to end the year in the black – no special assessments
- Operations costs include:

Accounting	Audit	Community management
Gas/electricity	Irrigation	Landscaping
Legal	Lighting	Snow removal
Trash removal	Pool	Water
Trail maintenance (weed mitigation, dog stations...)	Insurance	Clubhouse (repairs, cleaning, IT, insurance...)
Fitness equipment	County & state fees	

Architectural Review

- Homeowner committee of 5
- Reviews any requests & determines approvals based on CCRs
- Forms available on Town Square

Communication

- Ongoing communications initiated July 2023
 - Town Square & neighborhood FB pages
- Board meetings shifted to after 6pm
- Committee meetings announced & open to all
- Annual plan for continuous communication approved by board

Challenges

- Transition to exclusively homeowner managed
 - Final matters with CCI
- Operations funding
 - Vendor performance
 - 'Recovery' costs
- Dues collection
 - 26 delinquent; \$12,781.88 outstanding; top 5 owe ~49%
 - Monthly dues vs. quarterly?

What's next

- Upcoming board meetings & preliminary budget filed

Oct 3rd	5pm	Zoom	Board working session
Oct 25th	6:30pm	Zoom	Board working session
Nov 1st	6:30pm	SCR clubhouse	Board working session
Nov 29th	5:30pm	Zoom	Quarterly meeting & 2024 Budget Hearing
Dec 13th	6:30pm	Zoom	Annual meeting

- Landscaping projects

Q&A

- Respond to those submitted
- Open floor