

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD NOVEMBER 1, 2023**

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Tuesday, November 1, 2023 at 6:30 p.m. The District Board meeting was held at the clubhouse located at 5989 Interlocken St. Parker, CO 80134. The meeting was posted to the public.

Attendance

In attendance were the following Directors:

Holly Green
Scott Ferguson
Marcus Vigil
Justin Reyher

Also, in attendance were:

Shannon Torgerson and Mariah Watkins, Goodwin & Company

Four constituents were also in attendance.

Call to Order

The meeting was called to order at 6:31 p.m.

Approval of Agenda

After review, upon a motion made by Director Green, seconded by Director Reyher 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 October 9, 2023 Special Board Meeting – Following discussion, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, carried unanimously, the minutes from the October 9, 2023 Special Board Meeting were approved as presented.

Review and Consider Approval of Minutes from the October 25, 2023 Special Board Meeting – Following discussion, upon a motion made by Director Green, seconded by Director Ferguson and, upon vote, carried unanimously, the minutes from the October 25, 2023 Special Board Meeting were approved as presented.

Board member Appointment - The appointment of a constituent was discussed at length by the Board. Director Green made a motion to appoint Robert “Mark” Green to the Board of Directors. Director Ferguson asked to table the motion and requested the Board reach out to the community and ask for additional interested parties. He is concerned that 40% of the Board would be from one household and noted that it isn’t good optics. Director Vigil agrees with Director Ferguson. Director Ferguson stressed that it is in the best interest of the community to have 5 independent Board members. He requests that they extend the deadline for forms to be turned in. Director Green stated that they have 12 more days in the 60-day deadline where the county commissioner could appoint a constituent to the Board. Director Reyher agreed that two spouses should not serve on the Board at the same time. After continued discussion, it was motioned by Director Ferguson to have management reissue the board interest request with a deadline extension of November 13th to receive interest forms. Director Vigil seconded the motion. The motion was approved with a vote of 3-1 with Director Green in opposition.

Review and Consider Approval of CPA firms – The four companies, Wolfersberger, Pinnacle, Account Associates, and Community Resource Services provided CPA service proposals were reviewed by the Board. After discussion reviewing the annual costs, potential for additional costs and level of service, Director Reyher recommended Wolfersberger for their level of service and their pricing. There was brief discussion of rolling assessments into taxes, Directors Ferguson stated that this was concerning, if this happened some owners would pay greater amounts due to the taxes be based on property values. He stressed the need for owners to pay equally toward the community. Ms. Torgerson noted the Board would have to decide to roll the assessments into taxes and that it would need to be voted upon by the constituents at an election held in 2024 to be applicable in 2025. It is important to remember that the tax payments are received monthly, however, the amount is determined by when taxes are paid to the County. Director Green stressed having a service that can pay monthly with the assessments is ideal as opposed to quarterly income. Upon further discussion of the CPA options, Director Reyher made a motion to move forward with Wolfersberger as the new CPA with a start date of 12/1/2023 to ease the transition. Director Green seconded, and the motion was approved

unanimously by the Board. Additionally, the Board requested CLA would be given notice on 12/1/23 of a 12/31/23 termination.

Moving to Monthly vs Quarterly assessments- Following discussion, upon a motion made by Director Green, seconded by Director Ferguson and, upon vote, unanimously carried, move to assessment from quarterly to monthly payments.

Delinquencies- The Board discussed selecting legal counsel for collections. Western Law works on a contingency basis, collecting the amount due for the past assessments plus the amount of their fee. Director Ferguson requested their fees schedule. Director Green made a motion to engage Western Law in collections as soon as a Homeowner account is 45 day past due. A second was provided by Director Reyher and, upon vote, unanimously carried.

Homeowner account #570494 requests a payment plan to pay additional \$25 a month for 16 months to resolve outstanding debt. Upon a motion made by Director Reyher, seconded by Director Green and, upon vote, the motion unanimously carried to approve the payment plan.

Operations and Maintenance

Landscaping Updates

Landscaping – Director Green proposed a \$20,000 budget for landscaping recovery at the community's four corners, aiming for completion before December 1. A homeowner mentioned the current contractor's low prices, contingent on immediate action due to the off-season. Director Ferguson requests the corrected contract so they can have the actual numbers. He also expressed concerns about doing the work without addressing the irrigation as well. Discussion continued included challenges with laying irrigation pipes during the system's shutdown. Director Reyher suggested achieving a win by laying down pipes, even if not immediately attached during the landscaping recovery. The Board then decided to table discussion to wait for final contract before proceeding.

Xeriscape Issue- Homeowner was previously approved for xeriscape, however he hasn't planted all required plants to be in compliance with the original design. Board granted extension until June 1, 2024, for correct plantings.

Metro Pool Contract Renewal- Director Green reviewed that the new contract which offers a 10% reduction from last year. Additionally, there

is an issue with compliance requirement and the need for an auto chemical disbursement mechanism for pool compliance. Director Green motioned, and Director Vigil seconded the approval of the new contract terms, upon vote, the motion unanimously carried.

Clubhouse Pest Control- Director Green proposed paying a contractor \$50 -monthly for bi-weekly removal of rodents. Upon a motion made by Director Green, seconded by Director Vigil and, upon vote, Director Ferguson voted for and Director Voted against. The motion for the pest removal passed.

Waste Management Proposal Update- Director Ferguson provided update, that Waste Management is adjusting the five-year proposal to a one-year plan, he also reaching out to other waste services, Waste Connections and Apex for rates. Ideally, the District should have all options and a decision by mid-November.

Social Events- Director Green requested a budget of \$250 for Pictures with Santa Event to be held December 1st at the club house. A seconded by Director Vigil and, upon vote, unanimously carried.

Executive Session

The Board went into executive session at 8:25 pm with a motion by Director Green and second by Director Ferguson. They and came out at 8:32 pm.

Adjournment

There being no further business to come before the Board, upon a motion made by Director Green, seconded by Director Ferguson and, upon vote, unanimously carried, the meeting adjourned at 8:36 p.m.

Respectfully submitted,

By: _____
Secretary for the Meeting