

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD DECEMBER 9, 2024**

A Regular Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Monday, December 9, 2024, at 5:00 p.m. via Zoom. The meeting was posted to the public.

Attendance

In attendance were the following Directors:

Holly Green
Barbara Nelson
Tanisha Palermo
Justin Reyher
Scott Ferguson

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order by Director Green at 5:00 p.m.

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.

Approval of Agenda

Following review, upon a motion made by Director Green, seconded by Director Reyher 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 Ferguson and, upon vote, unanimously carried, the Board approved the minutes from the October 7, 2024 Regular meeting as amended.

Following discussion, upon a motion made by Director Green, seconded by Director Nelson and, upon vote, unanimously carried, the Board approved the minutes from the November 13, 2024 Annual Meeting as amended.

FINANCIAL REVIEW

Review of November 30,

2024 Financial Statements

Mr. Wolfersberger reviewed the financial statements for the period ended November 30, 2024 with the Board.

Accounts Receivable

Review

Ms. Torgerson and Director Green reviewed the accounts receivable report with the Board, noting Director Green extracts pertinent information from the AR report provided by Goodwin. A meeting has been set up with Western Law to discuss expectations and needs on December 13, 2024.

OPERATIONS AND MAINTENANCE

Permanent Holiday

Lighting

The Board reviewed the proposal submitted and requested additional investigation take place during the off-season.

Architectural Review –

Selective Enforcement

Director Nelson is to spearhead a Committee to ensure the Design Guidelines are enforced equally across all residences and that the Covenant Enforcement Policy is up to date with statute. The Board discussed implementing immediate fines in case of damage to District property or items such as holiday decor installed too soon or left up well past the holiday.

Director Green will work with Mr. Wolfersberger if he has a policy the District can use for Covenant Enforcement.

Monument Lighting

The Board tabled action on this item until the issues with Cielo have been resolved. Director Ferguson will obtain new proposals for this work.

Metro Pools Contract

The Board approved the Metro Pools contract at a past meeting.

Major Landscape Contract

Following discussion, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board approved the contract with Major Landscape with an increase of 10% over the 2024 contract.

Goodwin Addendums

Following discussion, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board approved the Goodwin addendums which keeps the management fees the same for 2025.

Wolfersberger Addendum

The Board requested an addendum to the Service Agreement with Wolfersberger for 2025.

Neat Freaks Contract

Management has requested an updated scope of work and contract price from Neat Freaks for consideration. It was noted the District will purchase a step stool to allow better cleaning of the mirrors in the fitness area.

Pest Control

No change is needed to the monthly pest control agreement.

Prairie Dog Mitigation Contract

Following discussion, upon a motion made by Director Green, seconded by Director Ferguson and, upon vote, unanimously carried, the Board approved the prairie dog mitigation contract.

2025 Insurance

Ms. Torgerson recommended the District pay the insurance premium and follow up with the requested changes to the policy after the holidays. Any premium overage once the changes are made can be refunded to the District.

2025 Meeting Dates

The Board reviewed the meeting dates and are to let Director Green and management know if there are any dates they cannot attend.

Executive Session

Following discussion, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board entered Executive Session at 5:53 p.m. pursuant to §24-6-402(4)(e), C.R.S in relation to negotiations to the existing Cost Share Agreement with Cielo Metropolitan District.

Following discussion, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board exited Executive Session at 6:11 p.m.

Cielo Cost Share Agreement

Following discussion, upon a motion made by Director Green, seconded by Director Ferguson and, upon vote, unanimously carried, the Board authorized Directors Green and Reyher to represent Stone Creek Metropolitan District to resolve any misunderstandings with Cielo Metropolitan District and to clarify the current Cost Share Agreement.

Adjournment

With no further business to discuss, upon a motion by Director Green, seconded by Director Ferguson and, upon vote, unanimously carried, the meeting was adjourned at 6:12 p.m.

Respectfully submitted,

By: Shannon Torgerson
Secretary for the Meeting