

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE  
STONE CREEK METROPOLITAN DISTRICT  
HELD DECEMBER 28, 2023**

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A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was held on Thursday, December 28, 2023, at 4:30 p.m. The meeting was held via Zoom video/telephone conference and was posted to the public.

Attendance

In attendance were the following Directors:

Holly Green  
Barbara Nelson  
Marcus Vigil  
Justin Reyher

Also, in attendance were:

Shannon Torgerson and Mariah Watkins, Goodwin & Company

Call to Order

The meeting was called to order by Shannon Torgerson at 4:34 p.m.

Approval of Agenda

After review, upon a motion made by Director Green, seconded by Director Vigil and, upon vote, unanimously carried, the Board amended the agenda to remove item F. Annual Administrative Resolution from the agenda. The remainder of the agenda was approved 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

**Decision on Edits to Resolution Regarding Clubhouse Rules** - Following discussion regarding the current clubhouse use resolution, upon a motion by Director Green, seconded by Director Reyher and, upon vote, unanimously approved, the Board agreed to the following amendments:

- 1) Removal of \$500 security deposit.
- 2) Removal of references to key cards.
- 3) Cleaning fee of \$50 per reservation.
- 4) Removal of prior management and update to current management.

After additional consideration, the Board determined reservations during the exclusive times would be allowed in 2-hour increments. The exclusive times would be all day on Saturdays and Sundays, as well as after 5 pm Monday – Friday. Exclusive use is only for the party room and kitchen as the gym and pool area are to remain open for use by other people.

**Message Box Responsibilities** After discussion, it was decided Director Green would post the messages on east message Boards and Director Virgil would post on the west message boards.

### Operations and Maintenance

**2024 Insurance Proposal Special District Liability** – Following discussion, upon a motion by Director Green, seconded by Director Nelson and, upon vote, unanimously carried, the Board unanimously approved the 2024 insurance policy with the Colorado Special District Insurance Pool. The Board will revisit the Wind & Hail deductible buydown coverage at the January meeting.

Director Green discussed the ongoing issues with CCI and the homestead property noting the County would be inspecting it in January. Additionally, Director Green has requested that the County not release CCI because of grading issues around the clubhouse.

There was a brief discussion about working with the new accountant in the new year.

### Adjournment

There being no further business to come before the Board, upon a motion made by Director Green, seconded by Director Nelson and, upon vote, unanimously carried, the meeting adjourned at 4:58 pm.

Respectfully submitted,

By: Shannon Jorgerson  
Secretary for the Meeting