

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
STONE CREEK METROPOLITAN DISTRICT  
HELD FEBRUARY 3, 2025**

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A Regular Meeting of the Board of Directors (referred to hereafter as the "Board") of the District was convened on Monday, February 3, 2025, at 12:00 p.m. via Zoom. The meeting was posted to the public.

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Attendance

In attendance were the following Directors:

Holly Green  
Barbara Nelson  
Justin Reyher

Shannon Torgerson and Mariah Watkins were present from Goodwin & Company. Chares Wolfersberger from Wolfersberger and one homeowner was present.

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order by Ms. Torgerson 12:00 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 Nelson and, upon vote, unanimously carried, the Board approved the agenda as presented.

Review and Consider  
Approval of Meeting  
Minutes

Following discussion, where Director Green confirmed the rental application can be completed electronically a motion was made by Director Green, seconded by Director Nelson and, upon vote, unanimously carried, the Board approved the minutes from the January 7, 2025, Regular meeting as amended.

Review and Consider  
Approval of the Resolution  
Calling for the 2025 Regular  
District Election, Establishing Notice  
Procedures and Appointing a

#### Designated Election Official

The Board reviewed a resolution calling for the 2025 Regular District Election, which establishes notice procedures and appoints Charles Wolfersberger as the Designated Election Official.

After a brief discussion, a motion to approve the resolution was made by Director Green and seconded by Director Reyher. The resolution was adopted unanimously.

Ms. Torgerson confirmed that election notices were distributed via email and mailed to all homeowners who either did not have an email on file or whose Parker residences were rental properties.

#### FINANCIAL REVIEW

##### Review of December 31, 2024 Financial Statements

Mr. Wolfersberger reviewed the financial statements for the period ended December 31, 2024, with the Board. The district was under budget by \$115,000; however, some outstanding snow removal invoices had yet to be accounted for. The district had a \$164,000 surplus in income, which included: \$25,000 from Toll Brothers & \$79,000 from Cielo Metro District.

Mr. Wolfersberger clarified that budget line adjustments can be made without a budget amendment hearing. However, if an adjustment causes the budget to exceed approved limits, a budget amendment hearing would be required.

##### Accounts Receivable Review

Ms. Torgerson and Director Green reviewed the accounts receivable report with the Board. It was noted that there are three accounts with the attorneys at Western Law. Director Green requested an updated report from the attorneys.

#### OPERATIONS AND MAINTENANCE

##### Design Review Guideline

This discussion is tabled until the March meeting.

##### Review and Consideration of the Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Declaration

Ms. Torgerson confirmed that the resolution has been sent to Western Law for review. Director Green urged board members to review the resolution. The board agreed to hold a special meeting if needed to approve the resolution pending the review by Western Law.

Clubhouse Cleaning  
Agreement

The Board discussed the proposal from JLSS. Director Green requested that the restocking of paper products and sanitizer in the gym and kitchen be added to the proposal. Director Nelson requested the cost for fridge cleanings and grill cleaning. Director Reyher asked about the windows being cleaned as well. Management to request these costs and provide update to the board.

Review of Clubhouse Rental  
Procedures including  
Facility Check after Rental

The Board tabled action on the rental procedures until the next meeting with Cielo to discuss. Director Green confirmed that they would advertise for a rental monitor offering compensation with gift cards or gift certificates.

2025 Insurance

Ms. Torgerson instructed the Board that the revised cost of the insurance was available and a reduction of approximately \$11,000.00. She recommended setting a reminder to review the property list prior to the 2026 renewal this fall.

Adjournment

With no further business to discuss, upon a motion by Director Reyher, seconded by Director Green and, upon vote, unanimously carried, the meeting was adjourned at 12:29 p.m.

Respectfully submitted,

By: Shannon Torgerson  
Secretary for the Meeting