

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD JANUARY 7, 2025**

A Regular Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Monday, January 7, 2025, 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 amended.

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 December 9, 2024 Regular meeting as presented.

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 December 13, 2024 Special meeting as amended.

Election of Officers for
2025

Following discussion, upon a motion made by Director Ferguson, seconded by Director Nelson and, upon vote, unanimously carried,

the Board approved the following slate of officers until the May 2025 Regular Election:

Chair/President – Holly Green
Treasurer – Justin Reyher
Member at Large – Scott Ferguson
Member at Large – Tanisha Palermo
Member at Large – Barbara Nelson

2025 Annual Administrative
Resolution

Following discussion, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board approved the 2025 Annual Administrative Resolution.

FINANCIAL REVIEW
Review of December 31,
2024 Financial Statements

Mr. Wolfersberger will have the December 31, 2024 Financial Statements for review at the February 3, 2025 Regular Board Meeting.

2024 Audit Engagement
Letter

Following discussion, upon a motion made by Director Green, seconded by Director Palermo and, upon vote, unanimously carried, the Board approved the 2024 Audit Engagement letter with Flynn CPA at a cost of \$8500.

Accounts Receivable
Review

Ms. Torgerson and Director Green reviewed the accounts receivable report with the Board, noting that letters are to be sent to each property who is on the AR report regardless of the reason for the delinquency.

OPERATIONS AND MAINTENANCE
Design Review Guideline
Review

Director Nelson has started on this task however is requesting the entire document be reviewed.

Neat Freaks Contract
Update

The Board reviewed the proposed contract with Neat Freaks and requested additional information be provided regarding supply purchasing and updating the facility address on their end.

2025 Insurance

Ms. Torgerson noted the Special District Insurance Pool has been followed up with regarding changes needed.

Clubhouse Use Concerns

Director Green expressed concern regarding recent rentals of the clubhouse facility where fire extinguishers and door access was blocked by furniture being moved, trash being left on site and damage to the furniture. Following discussion, upon a motion made by Director Green, seconded by Director Reyher and, upon vote, unanimously carried, the Board approved an increase of the security deposit to \$500 and that any use of the facility by more than 4 people must be reserved for in advance. No reservation will be confirmed until a wet ink copy of the rental agreement, security deposit and rental fee are received by Management. Director Green will discuss this potential change with Cielo Metropolitan District in their upcoming meetings.

OPEN FORUM

Holly Wagner requested a reminder also be sent to residents to not go into the clubhouse during private events other than the fitness room and restrooms.

Executive Session

Following discussion, upon a motion made by Director Green, seconded by Director Ferguson and, upon vote, unanimously carried, the Board entered Executive Session at 6:03 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 6:16 p.m.

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 6:17 p.m.

Respectfully submitted,

By: Shannon Jorgerson
Secretary for the Meeting