

**MINUTES OF A WORKING MEETING OF  
THE BOARD OF DIRECTORS OF THE  
STONE CREEK METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
JULY 21, 2023**

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Wednesday, July 21, 2023, at 3:00 p.m. The District Board meeting was held via Zoom video/telephone conference. The meeting was posted to the public.

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**Directors In Attendance Were:**

Tim Riggle  
Jenifer Waters  
Amanda Roper  
Holly Green

**Also, In Attendance Were:**

Mariah Watkins; Goodwin & Company and Homeowners

**Quorum/Confirmation of Meeting Location/Posting of Notice/Approval of Agenda:**

The meeting was called to order at 3:02 PM by Mariah Watkins. Mariah Watkins confirmed the presence of a quorum and the proper posting of the meeting notice. Director Green made motion, and Director Riggle second. All attendees approved the agenda unanimously.

**Contract Reviews:**

1. Legal Billing and Engagement Letter: Board to review line items to differentiate between legal and Goodwin services. Amanda to present the review to Goodwin by July 30th, and a cease-and-desist letter will be sent to legal activities unauthorized by the board.
2. CPA Discussion: Board desires a new CPA and will have an RFP by the beginning of August.
3. Audit Contract: Director Riggle to follow up with Carey to check for an extension on the audit contract.
4. Pool Company: Pool company to be held responsible for their behavior and failure to clean the pool last weekend. The pool pump issue will be addressed with the builder.
5. Extending Pool Season: Possibility of extending the pool season through September, subject to cost approval from CLEO.
6. Stormwater Contract: Management to confirm the status of the contract. Director Green to review stormwater contract.
7. Waste Management Contract: Directors investigating overpayment for waste management services, WM is charging for 350 homes, that is an excess of 22 homes

monthly. Director Riggle will request invoices from bill.com to assess the situation. The district is currently \$11,000 over budget for trash. Director Green to review WM contract.

8. Landscaping Contract: Committee questioning the mowing invoice, exploring options to cut out unnecessary services for a reduced cost such as tree trimming, and bush pruning and address incomplete work such as the weeding of monument and entrance areas. Additionally, the Board briefly discussed identifying areas not completed by builders and if they are now Homeowners or Associations responsibility. Director Waters to review landscaping contract.
9. Dead Trees: Director Waters and Director Riggle to review dead trees on the south end of Long Branch. The Board discussed option of having a community volunteer day to cut down dead trees and mulch. Mariah to contact site services for assistance.
10. Thistles and Landscaping: Requesting century site services to remove thistles and addressing the landscaping contract with Goodwin.
11. Cleaning Contract: Requesting Goodwin to create a valid contract for the cleaning company and reminding homeowners to clean up after themselves.
12. Fitness Equipment Contract: Director Green suggesting a usage survey to assess the need for certain machines and the option for reducing the number of machines.

#### **Homeowner Forum:**

Various homeowner requests addressed, including open space mowing, light installation, and ARC matters. Drainage Issues: Board unable to address drainage issues currently, suggesting pushing back on builders for possible corrections.

#### **Executive Session:**

1. Moved to Executive Session at 4:01 PM, with a motion from Director Riggle and seconded by Director Roper.
2. Returned from Executive Session at 4:40 PM.

**Adjournment:** Director Roper proposed to adjourn the meeting, seconded by Director Riggle, adjourned at 4:42 PM.