

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD JUNE 10, 2024**

A Regular Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Monday, June 10th, 2024, at 5:00 p.m. via Zoom. The meeting was posted to the public.

Attendance

In attendance were the following Directors:

Holly Green
Marcus Vigil
Barbara Nelson
Justin Reyher

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order by Mariah Watkins at 5:00 p.m.

Disclosures of Potential
Conflicts of Interest

There are no potential or confirmed conflicts of interest.

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 Staff.

Approval of Agenda

After review and the addition of reviewing the reservation process, the agenda was approved upon a motion made by Director Reyher, seconded by Director Vigil and, upon vote, unanimously carried, the Board approved the agenda as amended.

OPERATIONS AND MAINTENANCE

Guest policy for the
Pool/Clubhouse

The Board discussed whether clubhouse reservations should include pool access, as well as the number of guests an owner should be allowed per home at the pool. After extensive discussion, it was decided that clubhouse reservations would be limited to 50 persons inside the clubhouse. There is a reservation fee of \$50 and that the reservation DOES NOT include the pool, pool deck, exercise room, or restrooms. That the guest policy will be changed to allow Members (residents of SCR or Allison Ranch) may have up to 6 guests per

household at the pool. When the community is sponsoring a significant event at the pool (i.e., opening and closing day), no guests allowed.

Check-in and Check-out list

The board discussed the necessity of a checklist for check-in and check-out procedures for the reservations, Items to be included at cleaning, responsibilities, trash removal, and returning items to their correct positions. It was also decided to rename the cleaning fee to a reservation fee for clarity in the reservation process. Management will circulate the checklist for review via email to the board.

Clubhouse/Pool maintenance

Director Green reviewed several maintenance items. The sunshade sail has been installed and is operational. The clubhouse doors are still broken, and management is working to schedule repairs. The gate by the pool needs repair as homeowners continue to prop it open. Finally, there was brief discussion about hiring a security company for weekends; management to investigate further and obtain proposals.

Sidewalk and Irrigation

The developers' vendors indicated that all future sidewalk requests must be approved by the county. The developer is claiming they cannot make sidewalk repairs without county initiating the repair. The concrete at the park on the east side will be addressed next week. Director Green clarified that the irrigation for drip lines does not need to be included in the existing irrigation map created this spring. Next week 125 plants are being replaced at the entrance to the community.

Community Compliance Walk

Director Green reminded the community that the compliance walks are scheduled for this week.

Adjournment

With no further business to discuss, Director Green motioned, and Director Reyher seconded, all were in favor, the meeting adjourned at 5:58 p.m.

Respectfully submitted,

By: Shannon Jorgerson
Secretary for the Meeting