

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD JUNE 18, 2025**

A Regular Meeting of the Board of Directors (referred to hereafter as the "Board") of the District was convened on Wednesday, June 18th, 2025, at 1:00 p.m. via Zoom. The meeting was posted to the public.

Attendance

In attendance were the following Directors: Holly Green, Tanisha Palermo, Haley Monteferrante, Brett Asay, and Denise Saubers. Mariah Watkins was present from Goodwin & Company. One homeowner was present.

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order by Director Green at 1:00 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 and, upon vote, unanimously carried, the Board approved the agenda as presented.

Review and Consider
Approval of Meeting
Minutes

Following discussion, with a motion from Director Green and second by Director Palermo, upon vote, unanimously carried, the Board approved the minutes from the May 7th, 2025, Regular meeting as amended.

FINANCIAL REVIEW

Review of May 31,
2024 Financial Statements

Review of April and May financials were tabled until the July meeting.

Accounts Receivable
Review

Ms. Watkins and Director Green reviewed the May past due accounts. Director Green discussed the need for consistent communication with homeowners who have past due balances, emphasizing the importance of regular reminder letters to prevent surprises and ensure prompt payment.

OPERATIONS AND MAINTENANCE

Design Review Guideline

Director Green reviewed the updated Stone Creek Design Guidelines, which included changes to lighting policies, prohibiting above ground pool, the clarifications about home paint colors and roofing materials. Ms. Watkins was tasked with distributing the guidelines to the Design Review Committee and investigating the arranging a nighttime assessment of lighting issues. Following discussion, with a motion from Director Green and second by Director Asay, upon vote, unanimously carried, the Board approved the Updated Design Guidelines.

Landscaping 2025 Discussion

Director Green reviewed the current plans for landscaping throughout the district. Director Green reported that extensive landscaping work had been completed, with 35 trees and 60 bushes planted over the past two days at a cost of \$13,000 for materials, which would be classified as a capital expense. Holly discussed ongoing landscaping issues, including monthly prairie dog treatments and the need for 4 consecutive dry days before spraying thistle due to recent rain. The open space planting in wet areas was Director Green also mentioned the need for a future landscape meeting to review completed work and discussed the ongoing challenge of finding volunteers to help with water area vignettes in the open space.

Director Green also reported improvements in various areas, including the native near the pool and entrance. Holly mentioned plans to add more flowers at the main front entrance and to refrain from mowing certain areas to allow wildflowers to flourish. A large amount of mulch is being delivered next week for use throughout the community, Director Green asked Ms. Watkins to alert the community of the much arrival.

Director Green reported receiving numerous negative messages from the community pertaining to weeds and community areas, including personal attacks and false accusations about the board. She encouraged positive engagement to address these issues.

Playground Safety Inspection

Director Green reviewed that proposal for playground inspections by Rocky Mountain Playground Services. Director Green reported that playground improvements are facing challenges, with one company providing a \$15,000 bid per playground for rubber mulch, that Director Green believes can be obtained for a third of that cost.

Open Forum/
Homeowner Forum

There was brief discussion by a homeowner commending Director Green on the immense and visible changes that have been accomplished over the past two years.

The Landscaping committee is scheduled to meet in the end of June to discuss additional landscaping projects.

Adjournment

With no further business to discuss, upon a motion by Director Green and a second by Director Monteferrante, upon vote, unanimously carried, the meeting was adjourned at 1:27 p.m.

Respectfully submitted,

By: Shannon Jorgerson
Secretary for the Meeting