

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONE CREEK METROPOLITAN DISTRICT
HELD MAY 6, 2024**

A Regular Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Monday, May 6th, 2024, at 5:30 p.m. via Zoom. The meeting was posted to the public.

Attendance

In attendance were the following Directors:

Holly Green
Marcus Vigil
Justin Reyher
Barbara Nelson
Scott Ferguson

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order by Director Green at 5:31 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, 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 Vigil and, upon vote, unanimously carried, the Board approved the April 8, 2024 Regular Meeting Minutes with a spelling correction of Cielo.

FINANCIAL REVIEW

Financial Review

Ms. Torgerson reviewed the March 31st financials, stating that Cielo currently has a credit of \$10,055. This will quickly be spent as we move into the pool season. Mr. Wolfersberger also spoke that the loan payment due June 1st, Director Reyher is wanting to confirm the wiring account information prior to issuing the payment. Mr. Wolfersberger also noted the high cost of cleaning invoices. He confirmed that the costs were high due to inclusion of pest control. It was decided that extermination expenses would be moved to general clubhouse maintenance. Charles noted that trash services expenses were low due to incorrect billing, confirmed by Ms. Torgerson. Legal expenses are currently over budget but expected to stabilize as no further discussions with CCI regarding the purchase of the barn are anticipated.

Past Due Review

District management reviewed the current past due accounts, showing that we have had movement collecting past due accounts. Act # 570421 payment was lost in the mail and the owner has reissued the check. Director Green requested that management check on Act# 570302 as they have been nonresponsive to date.

OPERATIONS AND MAINTENANCE

Fee Resolution

The Board discussed the resolution to impose fees on two tracks that were able to previously avoid the districts assessments. The resolution requires all properties within the district pay assessments to the district. A motion made by Director Green, seconded by Director Vigil and, upon vote, unanimously carried, the Board approved the Fee Resolution.

Update on Document Uploads

Director Green initiated a discussion on using Google Docs or Dropbox for document management. Concerns about security and costs were raised by Director Green and Director Reyher, with the latter advocating for Google based on his personal experience. Director Vigil was tasked with setting up Dropbox and exploring multi-level security options.

Design Review Community

Director Green reported that there are now 6 Design Committee members. and that requests are being reviewed and voted upon in 6 to 11 days. Director Green had a meeting with the Design committee to review the design guidelines.

Property Maintenance and Repairs

Mariah Watkins presented a door repair proposal. After extensive discussion, the repairs with a budget of approximately \$10,000 and upon a motion made by Director Green, seconded by Director Ferguson and, upon vote, unanimously carried. Director Nelson inquired about repurposing arm closers when the doors are replaced. Management will follow up on this question. The security camera policy was reviewed and was amended to include the pool area, following a

unanimous vote with a motion by Director Green, seconded by Director Nelson and, upon vote, unanimously carried.

Landscaping

Director Green updated on landscaping activities, including the commencement of mowing over 160 acres and the planned use of a no-till seed mixing method for grass and wildflowers. Grading projects will start this week. The Cherry Creek trail will be treated for weed mitigation. That the clean up on Interlocken is complete. A tree on the westside fell over due to the wind, new trees to be planted on May 21st.

Listening Meeting

The Board then discussed the listening meeting saying that Owners requested playground equipment for older children and sport court. Director Green mentioned the need for a shed for the storage of the pool furniture in the off season and the possibility of a second sunshade.

Additional Conversation

Concerns about landscape compliance and drainage issues were raised, with Director Green noting the absence of records from the previous management. Extensive discussion was had about landscape design and the compliance of homeowners with the design guidelines. The Board requested monthly ARC reports and violation summaries from management.

Adjournment

There being no further business to come before the Board, with a motion by Director Green and a second by Director Marcus, all in favor, the meeting adjourned at 6:51 p.m.

Respectfully submitted,

By: Shannon Jorgerson
Secretary for the Meeting