

# STONE CREEK METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
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## NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Patrick L. Lyng	President	2022/May 2022
Peter J. Klymkow	Treasurer	2023/May 2023
Eric Kubly	Assistant Secretary	2022/May 2022
Mauricio Barbera	Assistant Secretary	2023/May 2023
<b>VACANT</b>		2022/May 2022
Peggy Ripko	Secretary	

DATE: May 26, 2021

TIME: 1:00 P.M.

PLACE: DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD ZOOM WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. THE MEETING CAN BE JOINED THROUGH THE DIRECTIONS BELOW:

<https://us02web.zoom.us/j/85458725057?pwd=Ulg5S3NUUDZuMkIKa3NwZndRUWFpQT09>

Meeting ID: 854 5872 5057  
Passcode: 346969  
Call-in Number: 1-346-248-7799

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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B. Confirm quorum, location of meeting, posting of meeting and approve Agenda.

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C. Public Comment. Members of the public may express their views to the Board on the matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

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- D. Review and consider approval of Minutes from the February 24, 2021 Special Meeting (enclosure).
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- E. Consider authorizing interested Board Members to attend the 2021 Special District Association's Annual Conference in Keystone on September 14, 15 and 16, 2021.
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## II. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the following period (enclosure):

Fund	Claims Released January 1, 2021 – May 1, 2021	Claims Held March 31, 2021 – April 30, 2021
<b>Total</b>	<b>\$ 34,339.34</b>	<b>\$ 13,442.48</b>

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- B. Review and approve payment of claims through the period ending May 20, 2021, in the amount of \$8,788.35 (enclosure).
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- C. Review and consider approval of unaudited financial statements ending March 31, 2021, schedule of cash position for the period ending March 31, 2021 updated May 19, 2021, and Property Taxes Reconciliation (enclosure).
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- D. Discuss status of 2020 Audit and consider authorization to file a Request for Extension of Time to File Audit for Year-End December 31, 2020.
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- E. Consider setting the date for a Public Hearing to adopt the 2022 Budget for October 18, 2021, at 6:00 P.M., to be held at Stone Creek Ranch Offices ("The Barn"), 5989 Interlocken Street, Parker, CO 80134 in Douglas County, Colorado or virtually pending COVID-19 restrictions.
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## III. CAPITAL IMPROVEMENTS

- A. Discuss Project Status Report.
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- B. Review and consider approval of Scope Change to Task Order No. 02 to Master Service Agreement by and between the District and Independent District Engineering Services, LLC for Additional Services 1.0 – 4.0, in the amount of \$36,659.89 (enclosure).
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- C. Ratify approval of Task Order No. 03 to Service Agreement for District Oversight Services by and between the District and Storm Water Asset Protection LLC for State and Local Permit Compliance Inspections and Documentation through May 31, 2021 in an amount not to exceed \$3,160 per month (enclosure).
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- D. Discuss status of stormwater management and anticipated schedule regarding termination of Stormwater Permit.
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1. Review and discuss the Colorado Department of Public Health & Environment’s (“CDPHE”) stabilization requirement for permit closure (enclosure).
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2. Discuss Proposal from CMS Environmental Solutions regarding State and Local Permit Compliance Inspections.
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3. Consider approval of Service Agreement/Task Order regarding State and Local Permit Compliance and Inspections.
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#### IV. EXPENDITURE VERIFICATION/COST CERTIFICATION

- A. Discuss status of Expenditure Verification Report No. 11 Certifying District Eligible Improvements in the amount of \$ \_\_\_\_\_ (Pay Application Nos. \_\_\_\_\_ under the Hudick Excavating, Inc. (“HEI Contract”) (to be distributed).
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- B. Discuss and consider approval of Pay Application Nos. 28 through \_\_\_\_\_ under the HEI Contract (to be distributed).
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V. LEGAL MATTERS

- A. Review and consider approval of Perpetual Reciprocal Easement and Public Access Agreement by and between the District and Choke Cherry Investors, LLC (enclosure).
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1. Acknowledge Quit Claim Deed from Choke Cherry Investors, LLC to the District (Tracts A through L, inclusive; Tracts N through S, inclusive; and Tracts V through Y, inclusive) (enclosure).

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2. Convene in executive session pursuant to Sections 24-6-402(4)(a) and (b), C.R.S., to receive legal advice regarding transfer or conveyance of real property (if necessary).

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- B. Discuss First Amended and Restated Clubhouse Funding, Construction and Operations Agreement by and among the District, Choke Cherry Investors, LLC, Cielo Metropolitan District and Toll Southwest LLC.
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1. Convene in executive session pursuant to Sections 24-6-402(4)(e)(I), C.R.S., to discuss matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, and receive legal advice regarding same (if necessary).

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- C. Discuss and consider adoption of First Amendment to Resolution No. 2015-02-12 Regarding Colorado Open Records Act Requests (enclosure).
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- D. Discuss and consider approval of Easement Deed and Agreement (Cielo Flow Meter Easement – Tract C, Stone Creek Ranch Filing No. 1) between the District and Denver Southeast Suburban Water and Sanitation District d/b/a Pinery Water and Wastewater District (enclosure).
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VI. OPERATIONS AND MAINTENANCE

- A. Update regarding pool completion and status of opening for 2021 season.
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1. Discuss lifeguard staffing.

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- B. Review and ratify approval of proposal from Alliance Funding Group, Inc. for the lease of fitness equipment (enclosure).
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- 1. Discuss and consider approval of Government Obligation Contract between the District and Alliance Funding Group, Inc. regarding fitness equipment lease (enclosure).
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VII. COVENANT ENFORCEMENT/DESIGN REVIEW

- A. Discuss Community Manager's Update.
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VIII. OTHER BUSINESS

- A. \_\_\_\_\_
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- IX. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 25, 2021.**