

STONE CREEK METROPOLITAN DISTRICT (“DISTRICT”)

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Ashley Racich	President	2025/May 2025
Stacey Jenkins	Treasurer	2025/May 2025
Peter J. Klymkow	Assistant Secretary	2023/May 2023
Mauricio Barbera	Assistant Secretary	2023/May 2023
Amanda Roper	Assistant Secretary	2025/May 2025

Peggy Ripko Secretary

DATE: September 9, 2022
TIME: 1:00 P.M.
PLACE: Zoom Meeting

The meeting can be joined through the directions below:

<https://us02web.zoom.us/j/7601691090?pwd=R3B3cjMwdG5XeHlVNENwNU5MdDRDZz09>
Meeting ID: 760 169 1090
Passcode: 488323
Call-in Number: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

C. Review and consider approval of Minutes from the May 18, 2022 Special Meeting (enclosure).

II. PUBLIC COMMENT (Members of the public may express their views to the Board on the matters that affect the District. Comments will be limited to three (3) minutes per person).

A.

III. OPERATIONS AND MAINTENANCE

- A. Update regarding pool/clubhouse operations.

- B. Discuss landscape maintenance matters.

1. Overview of District open space / drainage tracts.

2. Landscape invoices.

- C. Acknowledge Service Agreement by and between the District and Metro Pools Service & Supply for pool maintenance services.

- D. Acknowledge Service Agreement by and between the District and Caretaker, Inc. d/b/a Caretaker Landscape and Tree Management for maintenance services.

- E. Update from Service Provider Committee regarding 2022-2023 Service Agreements for the following services and provide direction regarding same.
1. Clubhouse Cleaning;

2. Street Lighting Maintenance;

3. GESC Services;

4. Trash Collection at Parks;

5. Dog Waste Stations; and

6. General Maintenance / Minor Repair Items.

- F. Discuss and provide direction regarding dissemination of District updates / community information.
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1. Email blasts.

2. Postcard mailing re: website / email addresses.

IV. FINANCIAL MATTERS

- A. Review and approve payment of claims, in the amount of \$_____ (to be distributed).
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- B. Review and consider approval of unaudited financial statements ending _____, 2022, schedule of cash position for the period ending _____, 2022 updated _____, 2022, and Property Taxes Reconciliation (to be distributed).
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- C. Conduct Public Hearing to consider Amendment of the 2021 Budget. Consider adoption of Resolution to Amend the 2021 Budget (enclosure).
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- D. Review and consider approval of 2021 Audit and authorize execution of Representations Letter (draft audit – to be distributed).
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- E. Discuss 2023 budget workshop.
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V. CAPITAL IMPROVEMENTS

- A. Discuss Project Status Report.
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- B. Review and consider approval of the Landscape Management Agreement between the District and Cox Professional Landscape Services LLC (enclosure).
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VI. COVENANT ENFORCEMENT/DESIGN REVIEW

- A. Discuss Community Manager's Update.
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- B. Discuss appeal from 5623 Saddle Skirt Street regarding landscaping and water feature (enclosure).
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- C. Discuss the role of the metropolitan district (enclosure).
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VIII. LEGAL MATTERS

- A. Executive Session pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., to receive legal advice regarding potential negotiations related to landscaping, pool and clubhouse matters.
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IX. OTHER BUSINESS

- A.

- X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR
NOVEMBER 16, 2022**