

**STONEGATE VILLAGE METROPOLITAN DISTRICT
BOARD OF DIRECTORS
August 17, 2022, MEETING MINUTES**

DATE: August 17, 2022
LOCATION: 10326 Stonegate Parkway Parker, Colorado

I. The Meeting was called to order at 3:00 p.m.

II. CALLING OF ROLL

Attendees: Lisa Hyvonen - President
Lori White - Vice President
Channing Odell - Secretary/Treasurer
Greg Sanford - Director
Tom George - Spencer Fane/Legal Counsel
John Simmons - Simmons Wheeler
Charlie Wegner - Landscape Manager
Ger Whelan - CWS
Bernt Greene - CF Fencing
Andy Knight - Keesen
Scott Barnett - Mulhern MRE
Heidi Plummer -SVMD
Molly Demarais -SVMD
Rachelle Huston - Owner
Kevin Concialdi -Owner
Mark Eames - PCMS
Alicia Kerr - PCMS

HANDOUT – August 17, 2022, Agenda

III. AGENDA

The Board reviewed and approved the agenda.

RESOLVED by general consent: The 8/17/22 agenda, is approved.

IV. PUBLIC COMMENT

Kevin Concialdi, SVMD member, provided the Board with documents regarding the disc golf course and possible issues with holes 1 and 2. He stated that the current course layout is dangerous to bystanders and requested the SVMD remove the holes 1 & 2 from the disc golf course layout. The Board advised Mr. Concialdi that they will discuss the matter and let him know of their findings.

V. MINUTES

HANDOUT - Minutes from the 6/15/22 Board Meeting.

The Board reviewed and approved the Minutes.

RESOLVED by general consent: The 6/15/22 Board Meeting Minutes are approved.

VI. FINANCIAL REPORTS

HANDOUT – Claims and Financial Reports for June and July 2022.

The Board discussed the following:

Financial Reports and Claims for June and July 2022. John Simmons/ Simmons Wheeler gave an overview of the financials and claims for June and July 2022 and recommended approval of financials.

The Board approved the Financial Reports and Claims for June and July 2022.

RESOLVED by general consent: The Financial Reports and Claims for June and July 2022, are approved.

VII. NEW BUSINESS

1. SVMD Effluent Irrigation. Scott Barnett/Mulhern gave an overview of the SNVMD effluent Irrigation Boundaries. After Mark Eames/PCMS, representing SNVMD, requested clarification on several areas. Scott Barnett/Mulhern reviewed the landscape areas within the Branham meter section with 20 plus year veteran SVMD landscape coordinator Charlie Wenger, who also managed this irrigation system for Lincoln Park for 12 of those years. Each section of landscape was evaluated for irrigation type and responsibility in the field. Measurements were taken, and areas were recalculated using AutoCAD Engineering software. Several areas that were highlighted were in fact not captured in the original allocation calculation. They have now been added to the Native NON-Irrigated landscaping areas. After the field observations, it was apparent that these areas all fell under the category of NON-Irrigated as there has been no water use in these areas for many, many years. As such, the Board has removed the 20 percent ET Rate allocation for these areas. A new area that was not originally shown was also added, but it contains only drip irrigated shrubs and no water use on turf. A new category will be added for this section moving forward with a 20% ET Rate allocation. Additionally, after reviewing the field locations of irrigated area, the SVMD determined that the majority of the Church of Latter Day Saints (LDS) property, which they maintain off of their own irrigation system, and which is not connected to the Branham meter, was incorrectly included in the allocation area for the Irrigated Turf on the Branham meter. There is a clear defining line, 19 feet from the back of sidewalk, which separates the different systems, which was used to correctly capture the recalculated area on the east and south sides of the property. All of the irrigated areas on the north and west sides of the LDS property are irrigated through their own system. Those areas have been removed from the calculation and the numbers updated. The updated Exhibit was reviewed at the Board meeting on August 17, 2022. The numbers now reflect what is shown on that exhibit and the Allocation for the Branham meter is now reduced to **8,084,758 gallons** total. Since the current use on the Branham meter is already over that volume, Scott Barnett suggested the SVMD use the previously established allocation for 2022 of 9,482,203 gallons, and implement the revised allocation, beginning in 2023. Scott Barnett expects to shut off the Branham meter within a week, as the prescribed 2022 allocation will likely be met. The 2023 allocation for the Branham meter will be 8,084,758 gallons pending Board Approval. Mark Eames/PCMS informed the Board that he disagreed with the findings and provided the Board his calculation of water usage.

2. SVMD Landscape Update. Charlie Wenger/SVMD informed the Board about the drainage concerns from the property owners on Sweetbrush Drive. They believe the drainage from SVMD property is impacting their homes. They requested SVMD have its engineer inspect the area. The Board determined that the SVMD is not responsible for drainage issues around the perimeter of their residences. The Board directed Charlie Wenger/SVMD to notify the homeowners. He will also advise them to look closely at their own drainage.

Trees. Charlie Wenger/SVMD informed the Board that three Cottonwood trees need to be removed and provided a proposal from Rocky Mountain Tree Company in the amount of \$7,585.00. The Board approved the proposal.

RESOLVED by general consent: The Proposal from rocky Mountain Tree Company, is approved.

Irrigation Pump Station. Charlie Wenger informed the Board that due to the heavy rain, there was a mudslide and cracks in soil on the bank of the pond. The Board instructed Charlie Wenger to obtain repair costs for the liner and/or installation of additional rip-rap. Charlie Wenger has asked for an analysis to pipe from LFH1 to the IPS.

3. Keesen Landscape Update. Andy Knight/Keesen updated the Board on the native grass conversion projects. Andy gave a proposal to the Board for a culvert cleanup at Stonegate Parkway and Flowergate Way. The Board has asked Charlie Wenger to also get a proposal.

4. Bernt Greene/CF Fencing. Bernt Greene informed the Board that a total of 25,792 Linear feet of perimeter fence has been installed. The Board reviewed the Gate Review Request form. The Board approved the Gate Design Request Form, as revised.

RESOLVED by general consent: The Design Review Form, as revised, is approved.

5. Gate Installation. The Board discussed areas of District fencing where gates should not be installed, due to concerns over adjacent landscape and/or safety. Director Odell and Charlie Wenger/SVMD, will make a map of the areas in SVMD that show where gates should not be installed and present same to the Board for review.

VIII. Next Meeting. The next regular Board Meeting shall be at 3:00 p.m. on September 21, 2022, at 10326 Stonegate Parkway Parker, Colorado.

IX. ADJOURNMENT – 6:03 p.m.

Submitted: _____


Channing Odell, Secretary