

**STONEGATE VILLAGE METROPOLITAN DISTRICT
BOARD OF DIRECTORS
March 16, 2022 MEETING MINUTES**

DATE: March 16, 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
Channing Odell - Secretary/Treasurer
Greg Sanford - Director
Samuel Sherman- Director
Tom George - SpencerFane/Legal Counsel
Kimberly Johanss - SimmonsWheeler
Charlie Wegner - Landscape Manager
Ger Whelan- CWS
Nathan Davis – Snell & Wilmer
Anna Adams – Snell & Wilmer
Kevin Bradford – SprayAway Car Wash

HANDOUT – March 16, 2022, Agenda

III. AGENDA

The Board reviewed and approved the agenda.

RESOLVED by general consent: The 3/16/22 agenda, is approved.

IV. EXECUTIVE SESSION

The Board noted that legal counsel for Spray Away Car Wash was in attendance. Spray Away counsel asked if the Board had any questions on the 3/11/22 letter it sent to the SVMMD.

Upon motion duly made, seconded, and vote unanimously carried, the Board entered into Executive Session pursuant to Section 24-6-402(4)(b) for the purposes of conferring with the District's legal counsel and seeking advice on specific legal questions related to the Sprayaway Car Wash. The Board went into Executive Session from 3:10 p.m. to 3:30 p.m. to discuss the letter, then left executive session and resumed the open meeting.

The Board asked several questions of Sprayaway counsel and of the business owner, Kevin Bradford. The Board advised both parties that it would further discuss the letter at the next Board meeting and provide a written response.

V. PUBLIC COMMENT

16047 Quarry Hill Drive. The Owner asked if he could install a gate in the new District fencing that goes across his backyard. The Board advised that gates are permitted and outlined the process for submittal/approval/timeline.

VI. MINUTES

HANDOUT - Minutes from the 3/16/22 Board Meeting.

The Board tabled review of the 3/16/22 Meeting Minutes at the request of Secretary Odell.

VII. FINANCIAL REPORTS

HANDOUT – Claims and Financial Reports for February 2022.

The Board discussed the following:

Financial Reports and Claims for February 2022. Kimberly Johannis gave an overview of the financials and claims for February 2022 and recommended approval of financials. Director Sanford asked questions regarding the progression of the rate increase over the last four years, advised that John Simmons/SimmonsWheeler, was to provide a rate-increase history, and whether the District was on target for its goal.

The Board approved the Financial Reports and Claims for February 2022.

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

VIII. NEW BUSINESS

1. SVMD Landscape Report. The Board reviewed the landscape report, received an update on the playground project at Filing 21, and directed the SVMD Landscape Manager to obtain pricing from Coatings, Inc., to resurface the tennis courts.

2. Keesen Landscape Update. The Board reviewed the Keesen Landscape Report and had no questions.

3. Pickleball Court Proposal. The Board reviewed the proposal from Renner, Inc., to install a pickleball court next to the east-end tennis court.

4. Stonegate Village North Metro District (SVNMD). Tom George advised the Board that he had been contacted by the managing agent for the SVNMD, about the SVMD members contributing financially to a planned upgrade/remodel of the SVNMD clubhouse/pool area. The SVNMD stated that their members had been required to participate in the remodel/expansion of the SVMD clubhouse/pool years ago. The Board noted that it was aware of a Memo of Understanding (MOU) from years past regarding the participation of SVNMD in the SVMD project, and directed legal counsel to review the MOU to see if there was any reciprocating participation required.

5. WWTP Operations Report. Ger Whelan/CWS advised the Board on the following issues:

Inspection of WTP. The State of Colorado inspected the SVMD WWTP today, 3/16/22, for compliance with State regulations/guidelines. All paperwork was in order and the State will provide a written report. The State requested that the SVMD provide drawings for the 3M gallon water storage tank, since they cannot find theirs, and, that the SVMD provide secondary containment for some chemical storage items.

Cyber Security. Ger/CWS advised the Board on the proposal from BrownsHill for upgraded cyber security for \$2,700.00. The Board approved the proposal.
REOSLVED general consent: The proposal from BrownsHill, is approved.
SVMD-Cottonwood Water Discharge/Recovery/Reuse. Ger/CWS suggested the Board consider engaging Bill Goetz to provide consultation on water discharge/recovery/reuse with Cottonwood. The requested that Bill Goetz attend an upcoming meeting.

IX. OLD BUSINESS

1. Ridgeway Pipeline. The Board again discussed the SVMD's need for capacity in the Ridgeway Pipeline, purchased many years ago. The Board discussed the original cost of the SVMD's purchase of capacity in the Ridgeway Pipeline, to include hard & soft costs. The Board determined that the SVMD no longer had a need for this pipeline capacity and approved the sale of the asset. The Board determined, after review of the 3/15/22 Analysis of Cost Basis of Ridgeway Pipeline, that the sale price is be \$3,888,791.00. The Board noted that the Town of Castle Rock had expressed interest in a purchase. The Board directed legal counsel to set a meeting with the Town of Castle Rock to discuss the sale. Further, the Board approved President Hyvonen to attend the meeting on behalf of the SVMD.

RESOLVED by general consent: The sale of the SVMD interest in the Ridgeway Pipeline, is approved.

RESOLVED by general consent: The sale price of SVMD's participating interest the Ridgeway Pipeline, of \$3,888,791.00, is approved.

2. Dominion WISE Assignment. The Board reviewed the 3/4/22 letter from the Dominion Water and Sanitation District, requesting that the SVMD sign a Clarification of Assignment (enclosed with the letter) as same relates to the "Exchange Agreement", between the two parties, within thirty days, or Dominion may seek judicial intervention. SVMD legal counsel advised that 6/1/22 is the date of the "take or pay" provision under the Exchange Agreement, and that the SVMD should proceed under the terms of the agreement as it understands it.

3. Election Update. Legal counsel advised the Board that there had been no interest from the public on serving on the SVMD Board of Directors.

X. Next Meeting. The next regular Board Meeting shall be at 3:00 p.m. on March 2, 2022, at 10326 Stonegate Parkway Parker, Colorado.

XI. ADJOURNMENT – 5:16 p.m.

Submitted:


Channing Odell, Secretary