

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
STONEGATE VILLAGE METROPOLITAN DISTRICT
HELD SEPTEMBER 11, 2019**

A regular meeting of the Board of Directors of the Stonegate Village Metropolitan District was held on Wednesday September 11, 2019 at 10326 Stonegate Parkway in Parker, Colorado at 5:30 p.m.

ATTENDANCE:

Present were Directors:

Greg Sanford	Channing Odell	Eric Jensen
Lisa Hyvonen	Lori White	

Also in attendance: Matt Dalton; Spencer Fane LLP
Sarah Sjobakken; District Manager
Charles Wenger; Landscape Operations
Gary Bristow; Resident
Rachelle Huston; Resident
Larry Jacobson; Front Range Communities
Matt Osborn; Front Range Communities
John Segelke; 38 W. Parker, LLC

**CALL TO
ORDER:**

Director Sanford called the meeting to order at 5:32 p.m.

**DISCLOSURE
OF POTENTIAL
CONFLICTS OF
INTEREST:**

Directors Sanford, Hyvonen, White, Odell and Jensen declared that they had no conflicts of interest.

**APPROVAL
OF AGENDA:**

Director Sanford moved that the agenda be changed to move the Executive Session after Public Comment. Upon motion duly made, seconded by Director Hyvonen, and unanimously carried, the agenda was approved.

**PUBLIC
COMMENT:**

Resident Gary Bristow was present to discuss fences. He addressed the Board and thanked them for their time and let them know how nice everything looked. He is concerned about the fences and feels the staining is just a band-aid. He explained the condition of the panels along his property. The Board thanked Mr. Bristow for coming and bringing his concerns to them. Charlie will stop by and take a look and get his location on the schedule for repair.

General discussion ensued regarding the fencing in Stonegate. It was decided that staff would identify the worst sections and map out a plan for some panel replacements.

**EXECUTIVE
SESSION:**

At 5:55 p.m. Director Sanford moved that the Board enter in to Executive Session Pursuant to C.R.S. 24-6-402(4)(b) - conference with attorney for the purpose of receiving legal advice on Newlin Crossing. Session end at 6:12 p.m.

**ATTORNEY'S
ITEMS:**

Representatives from Newlin Crossing were present to discuss The Amended and Restated Stonegate Village Metropolitan District Real Property Inclusion Agreement Regarding Newlin Crossing. There was discussion On Section 7 - Newlin Crossing Amenity Installation. *The Parties understand and agree that the inclusion of the Property into the District and the subsequent development of the Property will likely increase the number of District residents and will likewise increase the number of users of the District's existing park and recreation facilities. In order to ameliorate any negative impact that may be caused by such increased use of the District's existing park and recreation facilities, and to enhance the park and recreation facilities available to all of the District's constituents, the District and the Petitioner (for itself and its successors and assigns) agree they will cooperatively provide for the construction of one or more new park and recreation facilities within the Property in connection with the development of the Property (the "Park and Rec improvements").*

Director Hyvonen moved that the Board approve an amount of \$400,000 be allocated towards the construction of one or more new park and recreation facilities within Newlin Crossing. Upon motion duly made and seconded by Director White, a vote was taken, and motion carried unanimously.

Discussion included the current south pool and its capacity, tennis courts, parks, and playgrounds.

Regarding Section 8. Well Site – the Board agreed that the well site can be moved if needed.

Regarding Section 6. District Improvements – there was discussion on the upsizing of the sewer line. The Board asked that there be escrow of the Inclusion Fees.

Resolution of Board of Directors of Stonegate Village Metropolitan District Concerning Online Notice of Public Meetings.

Discussion was held regarding this new resolution available to Special Districts Regarding posting of the monthly public meetings on the website only.

In addition to the meetings being noticed on the website per the Resolution, the Board would like to post Notice at the District offices.

Director Sanford made a motion to approve the Resolution of Board of Directors of Stonegate Village Metropolitan District Concerning Online Notice of Public Meetings. Upon motion duly made, seconded by Director Odell, and unanimously carried, the Resolution was approved.

**DISTRICT
REPORTS:**

District Management Report: Manager Sjobakken included a monthly report in the Board packet. Highlights include the following:

- Reclaim Conveyance Project. Staff met with PWSD engineering. Providence Engineering, who originally designed is not interested in continuing with the project. Will continue to work with PWSD to keep moving forward.
- WISE water update
- Director Sanford asked for more detail on the use of caustic (sodium hydroxide). Staff will include in the October Board packet.
- Distribution repairs
- Swimming pool end of season closure
- Median revitalization has begun. Keesen worked on the juniper removal from the medians.
- Charlie has revitalized the Briarwood neighborhood sign.
- Tree pruning and stump grinding is complete.
- Lincoln Park Effluent Usage along Branham has been out of control. 10mgd. each month in July and August. We have had discussions with National Meter, Brightview and Matt Urkoski.
- Pedro will be out to fix the heave in the concrete in front of the office
- Douglas County completed the curb repairs along Keystone.
- The area along Keystone was incorporated in to the existing planting area by Keesen.
- There was a 4" irrigation pipe leak in Stonewillow Park. We utilized the services of an outside landscaper to complete the repair.
- Comcast finally completed the burial of the orange cable that was laid on top of the sidewalk along the bridge and behind homes along Stonegate Parkway by the school.

2019/2020 Snow Removal Contract

The Keesen contract was presented to the Board, after being reviewed by staff. It reflects a 3% increase from last year.

Director Sanford made a motion to approve the 2019/2020 Snow Removal Contract from Keesen. Upon motion duly made, seconded by Director Hyvonen, and unanimously carried, the contract was approved.

2020-2022 Keesen Landscape Contract

The Keesen 3-year Landscape contract was presented to the Board, after being reviewed by staff.

Director Sanford made a motion to approve the 2020-2022 Landscape Contract from Keesen. Upon motion duly made, seconded by Director Hyvonen, and unanimously carried, the contract was approved.

Compark Supplemental Operations Billing

Customers in Compark received their August billing with the \$18.03 FW-Supplemental Operations Fee added to it. There was discussion to add to the Bottom of the next bill the following:

FW - Supplemental Operations Fee. This monthly fee is charged to all customers of the District for capital improvements and sustainability to SVMD's water and sewer systems.

The monthly Claims for Payment: The claims were presented for payment dated August 31, 2019. Director Sanford moved that the Board approve the claims for payment as presented. Upon second by Director White, a vote was taken, and motion carried unanimously.

**FINANCIAL
ITEMS:**

Monthly Financials: The monthly financials were not presented at the meeting. The Board will review them next month and have on the agenda for approval.

2020 Budget Discussion for Parks/Rec/Landscape

NEW BUSINESS:


General discussion was held regarding the following areas of Stonegate: Medians, Shrub Beds, Cul-de-Sac Islands, Flowerbeds, Monument Signs, Fences, Entrance Fencing, Irrigation, Community Center, Playgrounds, Tennis Courts, Turf, Drainage Areas, Weed Management, Parking Lot, Pools, Trees, Jordan Road Median, Doggie Pot Stations, Disc Golf.

The ownership of the Jordan Road median was talked about. It has been and continues to be our responsibility to maintain it.

The landscaping at the WWTP was brought up for discussion. Keesen will Identify some designs and a proposal to re install the irrigation and add enhancements. They will take a look at the 2 plants north on Jordan. We would like it to reflect positively on the community.

ADJOURNMENT: There being no further business for the Board's consideration, Director Sanford moved that the Board adjourn the meeting at 8:59 p.m. Upon second by Director White, a vote was taken, and motion carried unanimously.

Respectfully submitted,



Secretary for the Meeting