

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
STONEGATE VILLAGE METROPOLITAN DISTRICT  
HELD AUGUST 19th, 2020**

A regular meeting of the Board of Directors of the Stonegate Village Metropolitan District was held on Wednesday August 19th, 2020 at 10326 Stonegate Parkway in Parker, Colorado at 3:00 p.m.

**ATTENDANCE:**      Present were Directors:  
Greg Sanford                      Channing Odell      Eric Jensen  
Lisa Hyvonen                      Lori White

Also in attendance: Tom George; Spencer Fane LLP  
John Simmons; Simmons and Wheeler  
Kimberly Johanns; Simmons and Wheeler  
Sarah Sjobakken; District Manager  
Charles Wenger; Landscape Supervisor  
Andy Knight; Keesen  
Bernt Greene; CF Fencing  
Representative; CF Fencing  
Rachelle Huston; Resident

**CALL TO ORDER:**                      Director Jensen called the meeting to order at 3:01 p.m.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**                      Directors Jensen, Hyvonen, White, Sanford and Odell declared that they had no conflicts of interest.

**APPROVAL OF AGENDA:**                      Director Jensen moved that the agenda be approved as presented. Upon motion duly made, seconded by Director White, and unanimously carried, the agenda was approved.

**PUBLIC COMMENT:**                      None.

**OLD BUSINESS:**                      *Fence Replacement and Staining*  
Representatives from CF were present. SVMD published an RFP for total fence replacement within the District. We had 2 inquiries and 1 proposal. A proposal was from CF Fence and was included in the Board Packet.

The Board engaged in dialogue with the representatives from CF Fence about their proposal. Questions were asked and answered about the materials, timing, communication, pricing, stain and workmanship.

The Board discussed communication with the residents. This may include the Following: information in the Messenger; bill stuffers; website; Facebook, direct mail from CF Fence; open house; sample display on grounds near District office, informational packets available at the office.

Parkside Sidewalk Repair

Staff has exhausted all remedies through insurance and received the following from Sedgewick via email on 8.19.2020.

“we issued the subrogation demand to the responsible party in May 2020 and have not received any reply. Since the affected property is not schedule, we cannot retain legal counsel to assist with the subrogation process. I will recommend the district reach out to their attorneys and pursue subrogation restitution for the damages caused by the concrete company vehicles. We will close the claim from our end. “

The Board directed District legal to issue a demand letter to the homeowner. President Jensen made a motion to approve \$18k for the repair/replacement of the Damaged area. Upon second by Director Hyvonen, a vote was taken, and motion carried unanimously.

Director Odell asked that the depth of the sidewalk be verified and that a dowel Placed within with the rebar be used on the new sections.

Wildlife Management

Director White addressed the Board regarding the recent meeting with Pam Wanek, Prairie Preserves, LLC and Manager Sjobakken. *The Analysis And Site Recommendations for Prairie Dogs* prepared by Ms. Wanek, was included in the Board packet. Passive Relocation was discussed. This occurs when chicken wire is used over an existing hole. This allows the rodent to leave the hole, but not return, thus moving it to a different hole. SVMD would have to contract with a company to have this done. More investigation and outreach is needed to see if a company exists.

**FINANCIAL  
ITEMS:**

John Simmons updated the Board on the current financials. There is \$14m In funds available, sewer fund is healthy. We closed on the refunding of the General Obligation Loan. Water revenues are high, hot and dry month. Director Sanford asked that staff compare historical WISE Costs to our accounting costs.

The Audit will be presented to the Board at the September 23, 2020 meeting.

A Notice of Rate Hearing will be posted by August 23, 2020.

The regular October 21, 2020 meeting will be the Budget hearing. Staff and legal will publish with at least 15 day notice.

At the regular November meeting the Board will adopt the Budget.

The monthly Claims for Payment: The claims were presented for approval dated July 31, 2020. Director Jensen moved that the Board approve the claims for payment as presented. Upon second by Director Hyvonen, a vote was taken, and motion carried unanimously.

Monthly Financials: The July 2020 financials were presented to the Board for review. Director Jensen made a motion to accept the July 2020 financials. Director Odell seconded the motion, and upon vote, they were unanimously approved.

**ATTORNEY'S  
ITEMS:**

None.

**DISTRICT  
REPORTS:**

Landscape Report: Andy Knight from Keesen was present to address the Board. He discussed the increase in irrigation leaks and their locations. He updated them on the mowing and trimming.

Disc Golf Tee Placement Resident Concern

A resident has complained about the location of one of the Disc Golf baskets. Her email was included in the Board packet. The Board discussed and asked Staff to create a sign and attach to the tee box. Wording for example: "any damage to personal property is the responsibility of the player".

Discussion occurred regarding the Disc Golf fairways and organized sports teams being in them. Staff will create and place temporary signs designating them as such. This led to discussion of park utilization by organized sports teams. How many teams, what kind of teams, where are they from? LPMD posts "no organized Sports in this area" signs. The Board asked staff to look into other parks regarding usage, insurance, reservation systems, fees etc. It is ok for the Board to put reasonable restrictions on the park.

District Trees

Mr. Wenger addressed the Board regarding District trees. We had a large tree removal project this spring and now need to identify replacement areas and amount of trees. There is money available in the budget. The Board recommended using approx. \$50k for replacements at staff discretion.

There was discussion on 2 turf to native areas. One along Keystone and Lincoln on the southwest corner area, and the other along Lincoln and Stonegate Parkway on the southeast corner area. Keesen will work with staff to begin prepping these areas.

The Board asked for a turf to native map at the October Board meeting.

End of Season Pool Hours

Stonegate Pool will remain open 10:00 am-8:00 pm 7 days a week, through Monday September 8, 2020 (Labor Day).

District Management Report

The monthly report was included in the Board packet for review.

The Board re-visited the Fence Replacement topic. General discussion ensued Regarding the project including timing, choosing the current company, and financing.

Director Jensen moved to approve the Fence Replacement Proposal from CF Fence and direct staff to negotiate a first contract that requires a deposit not to exceed \$332k and is conditional on the issuance of SVMD Bonds or loan. Upon second by Director White, a vote was taken, and motion carried unanimously.

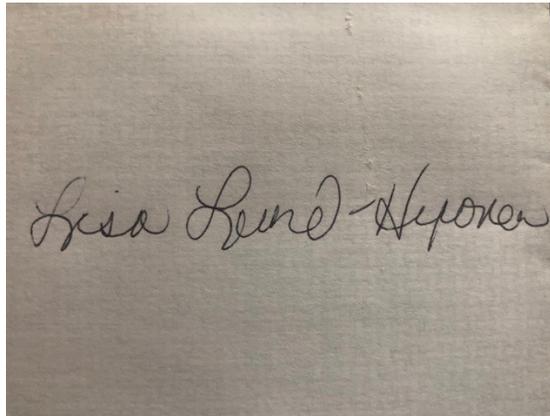
**EXECUTIVE  
SESSION:**

At 5:43 pm, Director Jensen moved that the Board enter executive session for the purpose of receiving advice from legal counsel on specific legal questions as authorized by under C.R.S. 24-6-402(4)(b). Upon motion duly made, seconded by Director Hyvonen, the motion was unanimously approved.

**ADJOURNMENT:**

There being no further business for the Board's consideration, Director Jensen moved that the Board adjourn the meeting at 6:00 p.m. Upon second by Director White, a vote was taken, and motion carried unanimously.

Respectfully submitted,

A photograph of a handwritten signature in cursive script on a piece of paper. The signature reads "Lisa Renee Hyvonen".

Secretary for the Meeting