

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STONEGATE VILLAGE METROPOLITAN DISTRICT HELD JULY 19, 2017

A regular meeting of the Board of Directors of the Stonegate Village Metropolitan District was held on Wednesday, July 19, 2017, at the Stonegate Community Center, 10252 Stonegate Parkway in Parker, Colorado at 5:30 p.m.

**ATTENDANCE:**      Present were Directors:  
Greg Sanford  
Lisa Hyvonen  
Lori White

Absent was Director Matt Wess; whose absence was excused.

Also in attendance were:  
Matthew R. Dalton, Esq.; Spencer Fane  
Marie Marsalisi Simmons & Wheeler; P.C.  
Paul Dannels – District Manager  
Sarah Sjobakken – Assistant District Manager  
Charles Wenger – Landscape Supervisor  
Ron Lambert Mulhern MRE  
Bill Goetz; TST Engineering  
Kendra Holmes - Aqua Sierra  
Silas Sims - Aqua Sierra  
Noel Browning - Aqua Sierra  
Connie Loban - Resident  
Chris Hesse - Resident  
Eric Johanson - Resident

**CALL TO ORDER:**              The meeting was called to order at 5:30 p.m. by Director Hyvonen.

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

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### APPROVAL OF AGENDA:

Director Hyvonen moved that the agenda be approved with the modification to move the Old Business 6A Effluent Pond Odor be moved to New Business to accommodate Aqua Sierra's time. Upon motion duly made, seconded by Director White, and unanimously carried, the agenda was approved as amended.

### PUBLIC COMMENT:

Director Hyvonen welcomed the homeowners and the following comments were heard from the public:

Eric Johanson thanked the Board for all they do. He asked if there was enough money in the HOA budget to replace or repair all the fences. Mr. Dalton clarified that we are a special district and not the HOA. Discussion ensued. Stonegate has 50 year fences and are in approx. 30 years. Director Sanford stated that there is no current plan to replace the fences. The Board will look in to addressing the fences in the Master Plan.

Resident Connie Loban and Chris Hesse addressed the Board regarding parking on their cul-de-sac during swim meets. They asked if the swim team could have their streets blocked off. Ms. Sjobakken stated that they would have a meeting with the parent reps within the next month as a follow up to season and address this issue. They added that they think the amount of dog poop in the common areas has been reduced and thanks for the dog poop stations. It was asked if there were any around the irrigation pond. Staff will reach out to LPMD and ask if they would install some in the area.

### NEW BUSINESS:

Minutes: A motion was made by Director Sanford to not approve the minutes as submitted. Term dates need to be corrected. Upon a second by Director Hyvonen, a vote was taken and the motion carried unanimously.

Effluent Irrigation Odor: Ms. Kendra Holmes from Aqua Sierra spoke about the biological conditions at the irrigation pond and the proposal of an aeration system. Discussion ensued. Additional research by Staff will be done on competing bids and presented at the next Board meeting.

SVMD/LPMD Centre/Stonebriar Parcel: Mr. Paul Dannels presented the parcel of land: Tract G, Filing 14B Stonegate Village Metropolitan District for review to be deeded over to LPMD. This open space parcel is owned by SVMD but has been maintained by LPMD for 20 years. LPMD owns the trees and turf. Mr. Dalton shared that a quit claim deed is all that is needed. Discussion ensued that the District boundary does not change and the 5 homes adjoining this parcel

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remain in the SVMD District. A motion was made by Director Sanford to quit claim deed Tract G Filing 14B over to LPMD. Upon a second by Director Hyvonen, a vote was taken and the motion carried unanimously.

Bid Process for District Operations: The Board discussed the need for new bids for the annual flower contract, janitorial services and the pool. Regarding the flower contract, discussion ensued about the poor weeding being done as well as the lower quantity of flowers at the entrances being planted. Regarding the janitorial services, it was asked by the janitorial services be put out to bid. Regarding the pool, it was asked if the current contract with MPM was going to be renewed or should it be put out to bid. Staff will reach out to MPM and find out their intentions.

SVMD Recreation Sponsorship Opportunities: Director Hyvonen began an open discussion on what kind of opportunities the District could provide to residents in the form of adult recreation. Staff will look into offering water aerobics at the South pool. Additional events could be spring clean up dumpsters and chemical roundup.

Upcoming Meetings: August 15, 2017 there will be a Master Plan/Rules and Regs/Taps meeting. Budget meeting will be held in late August or early September.

Ratification of First Amendment Compark South Annexation Agreement: Director Hyvonen made a motion and Director Sanford seconded it, to ratify the First Amendment Compark Village South Annexation Agreement that reflects that SVMD will provide water and sewer service to the property and not ACWWA. A vote was taken and the motion carried unanimously.

### OLD BUSINESS:

Supplemental Resource Fee Discussion: Discussion of this item was tabled for the Master Plan Meeting.

### DISTRICT REPORTS:

District Update: Ms. Sarah Sjobakken addressed the Board with a District update. The report was included in the packet. No questions were presented.

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Landscape Operations: Mr. Charles Wenger addressed the Board with his monthly report.

MPM Pool Report: A representative from MPM was not in attendance. No report was given. No questions were asked.

CWC - Utility Operations: Mr. Ger Whelen was not in attendance. The well production graphs were included in the packet.

Mulhern MRE Report: Mr. Ron Lambert addressed the Board with their current projects.

TST Engineering Report: Mr. Bill Goetz addressed the Board with his report. It was included in the packet.

### FINANCIAL ITEMS:

Claims for Payment: Ms. Marie Marsalisi reviewed the claims presented for payment dated July 19, 2017. Director Sanford moved that the Board approve the claims for payment as presented. Upon second by Director Hyvonen, vote was taken and motion carried unanimously.

### OLD BUSINESS:

Financial Statements: The financial and cash position statements for the period ending June 30, 2017 were presented by Ms. Marsalisi. Director Sanford moved that the financial statements be approved as presented. Upon second by Director Hyvonen, a vote was taken and the motion carried unanimously.

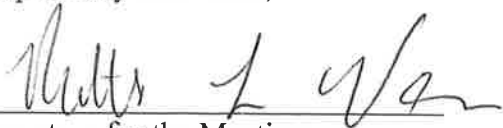
### ATTORNEY'S ITEMS:

None presented.

### ADJOURNMENT:

Continuation of meeting until Friday July 28<sup>th</sup>, 2017 for purposes of adopting budget amendment.

Respectfully submitted,

  
Secretary for the Meeting

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**CONTINUATION OF MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
STONEGATE VILLAGE METROPOLITAN DISTRICT  
HELD  
JULY 19, 2017**

A continuation meeting of the Board of Directors of the Stonegate Village Metropolitan District was held on Friday, July 28, 2017, via phone at 2:00 pm.

**ATTENDANCE:**     Present were Directors:  
Greg Sanford  
Lori White  
Matt Wess


Absent was Director Hyvonen; whose absence was excused.

The meeting continuation called to order at 2:00pm by Director Sanford.

A motion was made by Director Sanford to amend the 2016 Budget. Director White second the motion and it was unanimously approved.

The meeting was adjourned at 2:02pm by Director Sanford.

Respectfully Submitted,

  
Secretary for the Meeting