

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONEGATE VILLAGE METROPOLITAN DISTRICT
HELD JULY 15, 2020**

A regular meeting of the Board of Directors of the Stonegate Village Metropolitan District was held on Wednesday July 15, 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 Johans; Simmons and Wheeler
Ger Whelan; CWS
Scott Barnett; Mulhern Engineering
Sarah Sjobakken – District Manager
Rachelle Huston - Resident

CALL TO ORDER: Director Jensen called the meeting to order at 3:11 p.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST: Directors Sanford, Hyvonen, White, Jensen 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.

FINANCIAL ITEMS: John Simmons addressed the Board regarding District accounting and financials. He let the Board know that our loan closed at 1.24%. This saves the District \$600k over 5 years or \$125k a year. There was discussion on the financing costs incurred by the District. It matures in 2025. Matt Dalton verified that the Bonds were approved by their office.

Mr. Simmons reviewed the financials stating that we had healthy Fund Balances; \$2.6m in the debt fund, \$5m in the water fund, \$7m in the sewer fund. We received a \$29k IREA rebate. We will need to amend the Budget for payments. They filed for an Audit extension for 60 days.

The monthly Claims for Payment: The claims were presented for approval dated June 30, 2020. Director White 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 June 2020 financials were presented to the Board for review. Director White made a motion to accept the June 2020 financials. Director Jensen seconded the motion, and upon vote, they were unanimously approved.

**ATTORNEY'S
ITEMS:**

Tom George from Spencer Fane presented the following:

Proposed Assignment of 200 Sfe's from Compark to Belford South MD.

Currently Belford South has 1200 taps and they would like 200 more because they are building a denser product. This is an internal exchange of the taps. These are not new.

Discussion continued regarding wastewater and the Board asked Scott Barnett how we are protected regarding WWTP capacity. He explained that we are at approx. 750kgd flow currently. Once we hit 800kgd flow consistently for 30 days, then we have to start the design phase of an upgrade. Construction would then begin at 90% or 900kgd flow.

Director Jensen moved to approve the assignment of 200 taps from Compark to Belford South Metro. District. Upon second by Director Hyvonen, a vote was taken, and motion carried unanimously.

Resolution of the Board of Directors of the Stonegate Village Metropolitan District Establishing the Stonegate Village Park and Recreation Activity Enterprise.

This creates a fund that is exempt from TABOR and allows SVMD to fund the Fence Replacement Project through fees. To borrow money to pay for Fences we have to do this or hold an election. It allows SVMD to get a loan then use fees collected from residents to pay it back.

Director Jensen moved to approve the Resolution of the Board of Directors of the Stonegate Village Metropolitan District Establishing the Stonegate Village Park and Recreation Activity Enterprise. Upon second by Director White, a vote was taken, and motion carried unanimously.

NEW BUSINESS: None

**DISTRICT
REPORTS:**

Water and Wastewater Operations Update

Ger Whelan from Colorado Water Systems addressed the Board regarding water and wastewater operations. An update was included in the Board packet. Highlights included the installation of an 8" valve between the Influent Basins. This should enable the plant to run at more constant flow over 24 hours through the basins, thus in turn help with the performance of the Membranes. Operations has rebuilt 7 of 11 Enviromix valves. There will be a visit from the supplier for inspection of equipment and update of the software. Additional operations activities have included: recovery cleans on the membranes, on-going reporting to EPA, replacing valves, well operation, lift station routine maintenance and ongoing hydrant inspections and maintenance.

Effluent Pond

Discussion was held regarding effluent irrigation by SVMD and LPMD. As of July 15, the reservoir level was 12.5 feet. Readings and visual Inspection show a very high usage of effluent irrigation by LPMD in the Branham Dr. area. Questions that arose included: should we do a calibration of the meter? A bench test? Who pays for this? Should we have an independent audit of their system performed? Should we hire irrigation consultants? SVMD Staff will work with engineering and National Meter/Badger to move forward with assessment.

District Engineering Update

Scott Barnett from Mulhern Engineering was present to address the Board. An update was included in the Board packet.

- Mulhern is currently working with SVMD on the non-potable water use in irrigated areas.
- Stonegate Filing 22 Amendment 7 Lot 89 is still in play. LPMD needs to communicate with the Developer the requirement of a pool. Stonegate is backing this requirement as well, as every multi-family development in the area includes a pool amenity. Also per the MOU, recreational amenities should be of like kind. The Board directed not to move forward serving the development until plans included a pool.
- Richmond Homes continues with their development.
- Compark South. Filing 8 Sanitary Sewer Installation needs to be complete.
- Compark South No. 1 Water Bore under e-470. Under construction.
- Etkin Johnson Office Complex – The Edge. Underway.
- I&I Projects – on hold. Non-critical item with Corps of Engineers.

District Management Update

Sarah Sjobakken included a District update in the Board Packet. Highlights and discussion included:

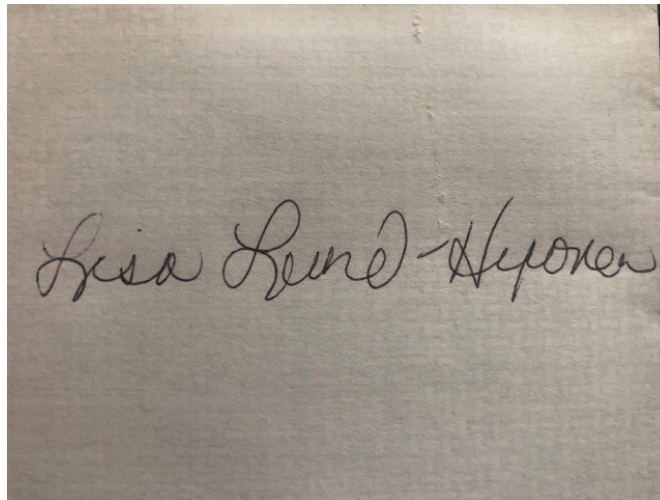
- The RFP for fence replacement has been published, with a deadline of July 30 for bidding.
- A fence staining proposal has been received by Gardner Painting
- Tree removal completed.
- Swimming Pool – up to 250 guests now

**EXECUTIVE
SESSION:**

None

ADJOURNMENT: There being no further business for the Board's consideration, Director Jensen moved that the Board adjourn the meeting at 6:21 p.m. Upon second by Director White, a vote was taken, and motion carried unanimously.

Respectfully submitted,

A photograph of a handwritten signature on a piece of light-colored paper. The signature is written in cursive and reads "Lisa Renee Hyonen". The paper is slightly textured and has a dark border on the right side.

Secretary for the Meeting