
**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
STONEGATE VILLAGE METROPOLITAN DISTRICT
HELD
MAY 16, 2018**

A regular meeting of the Board of Directors of the Stonegate Village Metropolitan District was held on Wednesday, May 16th, 2018, at the Stonegate Community Center, 10326 Stonegate Parkway in Parker, Colorado at 5:30 p.m.

ATTENDANCE: Present were Directors:

Greg Sanford
Lisa Hyvonen
Matt Wess
Eric Jensen

Director Lori White's absence was excused.

Also in attendance were:

Matt Dalton Spencer Fane, LLP.
Marie Marsalisi; Simmons & Wheeler, P.C.
Sarah Sjobakken; District Manager
Charles Wenger; Landscape Manager
Bill Goetz; TST Engineering
Scott Barnett; Mulhern M.R.E., Inc.
Officer Ward; Douglas County Sheriff's Office
Ger Whelan; Colorado Water Systems
Gerald Humphries
Larry Pennington
Wes Segelke
Deanna Meyer
Barb Jedele
Glen Blackburn
Richard Hesse
Chris Hesse
Connie Loban
Christine Horowitz
Jeanne and Bruce Nichols
Mike Crotty
Crystal Chick – Colorado Parks & Wildlife
Matt Martinez – Colorado Parks & Wildlife
Kari Mattson
Samantha Byrne
Barbara Sunblade

CALL TO ORDER:

The meeting was called to order at 5:32 p.m. by Director Sanford. Director Sanford administered the Oath of Office to Directors Hyvonen, Wess and Jensen.

DISCLOSURE OF CONFLICTS:

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

APPROVAL OF AGENDA:

Director Sanford moved that Agenda Item 9 – Financial Items be moved to after Agenda Item 4 - Public Comment and that Agenda Item 7B be moved to after 5A – Approval of Past Meeting Minutes. Upon motion duly made, seconded by Director Jensen, and unanimously carried, the agenda was approved.

PUBLIC COMMENT:

Director Sanford addressed the public and reminded them that each speaker has 3 minutes.

The following were in attendance to address the Board regarding prairie dogs:

Deanna Meyer
Barb Jedele
Christine Hess
Mike Crotty
Kari Mattson
Barbara Sunblade

The following comments were presented:

- Have patience
- Have patience. We want more time.
- I am sad for the prairie dogs and their elimination
- I am against the prairie dogs.
- They are rodents and in our yards
- Against the prairie dogs

Crystal Chick from Colorado Parks & Wildlife addressed the Board on their findings for relocation. She explained it is a very specific site that PPC is asking for the prairie dogs to be relocated to and that they are conducting a biological assessment. She let them know that there is a process going forward and will keep them informed along the way. Crystal went on to speak about 2 other

programs; the Raptor Program and the Black Footed Ferret Program. The former you do not need a permit for and the latter you do because it is a live relocation. In addition, she spoke about the plague in Colorado colonies including several in Douglas County.

The following were in attendance to discuss pin hole leaks:

Gerald Humphries
Glen Blackburn
Richard Hesse
Connie Loban
Samantha Byrne

Each of the residents that spoke has incurred a pin hole leak(s) in their homes. Their plumbers have mentioned to them several reasons for the leaks including faulty/poor meter installation; the meter reader gives off a continuous small voltage electrical pulse which over time corrodes the inside of the metal in the pipe and makes it split; the districts fittings are too close together, causing turbulence, which is the #1 cause of why copper pipes leak; and another cause is high chloramines.

Bill Goetz from TST Infrastructure addressed the public on their questions and concerns regarding pin hole leaks within the District. He informed them that we are actively studying the subject including getting data back from residents, prv locations in the home, builders, pressure in the homes, ongoing Langelier testing, and lead & copper testing. He made several suggestions such as changing out pipe with thicker gauge and testing the prv.

**FINANCIAL
ITEMS:**

Financial Statements: The April 2018 Financials were presented to the Board for review. After review and discussion, Director Sanford made a motion to accept the April 2018 Financials. Director Wess seconded the motion and, upon vote, they were unanimously approved.

Claims for Payment: The claims presented for payment dated April 30, 2018. Director Sanford moved that the Board approve the claims for payment as presented. Upon second by Director Wess, vote was taken and motion carried unanimously.

**APPROVAL
OF
PAST MEETING
MINUTES:**

Director Sanford moved that the meeting minutes from the regular meeting held April 18th, 2018 be approved. Upon motion duly made, seconded by Director Wess, and unanimously carried, the minutes were approved.

**NEW
BUSINESS**

Newlin Gulch Inclusion: Wes Segelke was present for a discussion. The current agreement allows for 300 sfes. Because of the Town of Parker's requirements for commercial development, they will need more but don't have a specific number. General discussion ensued regarding this development including single family homes, multi-family homes, duplexes, density, and a new will serve letter with wording to allow flexibility,

**EXECUTIVE
SESSION:**

Director Sanford 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.

Executive Session was adjourned at: 8:02pm

OLD BUSINESS:

District Fences. Sample letters to residents were included in the Board Packet. General discussion occurred regarding the District fencing and the need to start charging residents if damage has been caused by homeowner negligence.

NEW BUSINESS:

Booster Pump Station A/C Award: A contract award recommendation to Canterbury Construction Management Services, Inc. was presented to the Board. Director Sanford moved that the contract award be approved. Upon motion duly made, seconded by Director Wess, and unanimously carried, the contract award was approved.

ASR/Bishop Brogden Consulting Services Agreement: A proposal for water resource consulting services related to Aquifer, Storage and Recovery (ASR) was presented to the Board. Director Sanford moved that the proposal be approved. Upon motion duly made, seconded by Director Wess, and unanimously carried, the proposal was approved.

**DISTRICT
REPORTS:**

District Management Report: Sarah Sjobakken presented the District Management report (included in Board Packet).

Mulhern Engineering Report: Scott Barnett was in attendance to present his report (included in Board Packet).

TST Engineering Report: Bill Goetz was in attendance to present his report (included in Board Packet). Discussion included the Kennemere Pipeline Replacement Project and its related costs. At this time, we are not going to continue with this project due to high construction costs.

CWS Report: Ger Whelan was in attendance to present monthly happenings and present his report (included in Board Packet).

Parks/Rec Landscaping Report: Charline Wenger updated the Board on District turf, trees, fencing and pool.

**ATTORNEY'S
ITEMS:**

None.

ADJOURNMENT:

There being no further business for the Board's consideration, Director Sanford moved that the Board adjourn the meeting at 9:34 p.m. Upon second by Director Jensen, a vote was taken and motion carried unanimously.

Respectfully submitted,


Secretary for the Meeting