

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
STONEGATE VILLAGE METROPOLITAN DISTRICT  
HELD FEBRUARY 17, 2021**

A regular meeting of the Board of Directors of the Stonegate Village Metropolitan District was held on Wednesday February 17, 2021 via Zoom Conference Call. Meeting ID: 853 5701 8796.

**ATTENDANCE:**

Present were Directors:

Greg Sanford                      Channing Odell      Eric Jensen  
Lisa Hyvonen                      Lori White

Also in attendance:

Tom George; Spencer Fane LLP  
Sarah Sjobakken – District Manager  
Charles Wenger – Landscape/Maintenance Supervisor  
Rachelle Huston – Resident  
John Simmons – Simmons and Wheeler  
Kimberly Johanns – Simmons and Wheeler

**CALL TO  
ORDER:**

Director Jensen called the meeting to order at 3:05 p.m.

**DISCLOSURE  
OF POTENTIAL  
CONFLICTS OF  
INTEREST:**

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

**APPROVAL  
OF AGENDA:**

Director Jensen moved that the agenda be amended to add E. Water System Vulnerability under District Updates. Upon motion duly made, seconded by Director Hyvonen, and unanimously carried, the agenda was approved.

**PUBLIC  
COMMENT:**

None

**FINANCIAL  
ITEMS:**

John Simmons addressed the Board on the monthly financials. General discussion was held including the rules and regulations regarding the yearly wastewater average. Staff will review and present at the 3.17.2021 meeting.

The monthly Claims for Payment: The January 2021 claims were presented for approval. Director Jensen moved that the Board approve the claims for payment as presented. Upon second by Director White, a vote was taken, and motion carried unanimously.

Monthly Financials: The January 2021 financials were presented to the Board for review. Director Jensen made a motion to accept the December 2021 financials. Director Sanford seconded the motion, and upon vote, they were unanimously approved.

**APPROVAL OF  
PAST MEETING  
MINUTES**

Director Jensen moved that the Board approve the minutes as presented of the 1.20.2021 regular Board meeting. Upon second by Director White, a vote was taken, and minutes were approved. Director Jensen moved that the Board approve the minutes as presented of the 2.3.2021 special Board meeting. Upon second by Director White, a vote was taken, and minutes were approved.

**DISTRICT  
UPDATES:**

District Update

*Illicit Discharge Incident*

Mgr. Sjobakken provided a District update report that was included in the Board packet. There was discussion regarding an illicit discharge incident occurring at the Stonegate retail complex on the Southwest corner of Lincoln Avenue and Jordan Road in Parker - grease in the storm system. The District is working with Town of Parker, Douglas County, Tri Country Health. During testing it was found that the grease trap for Golden Flame Hot Wings is tapped into the storm drain system. The building owner's plan is to locate utilities and dig up small area to redirect the effluent line from the grease trap to the sanitary sewer line. Until he can get that completed, he will continue to pump out the grease trap for Golden flame to eliminate the grease flow to storm system. The District issued a Notice of Violation to the building owner.

*Recreational Amenity – Pickleball*

The Board reviewed a \$37k concrete proposal for the addition of 2 pickleball courts adjacent to the current tennis courts. General discussion was held regarding this additional recreation item for residents, as well as the addition of a backboard. Should an additional parking lot be considered? The District had Mulhern design plans for one in 2019. Director Odell and Mr. Wenger will work on obtaining an additional quote.

*Effluent Mainline Realignment*

A brief synopsis of the need for the District's mainline realignment was included in the Board packet. The Board asked that a more detailed explanation be given by Mulhern at the 3.3.2021 Water and Wastewater meeting.

*District Wildlife*

Director White shared some ideas that she has been reviewing regarding how the District can maintain control of the wildlife on District property utilizing the addition of certain plantings. In addition, the topic of passive relocation was discussed. Director White will update at the 3.17.2021 meeting.

*Parks and Recreations 2021 Budget Allocations*

Discussion was held regarding 2021 enhancements, maintenance and improvements. The Board would like to see a good representation of all areas be included. This would include playgrounds enhancements, trees, additional recreation, turf to native conversion, and landscape improvements.

*Water System Vulnerability*

Director Sanford asked that CWS present a synopsis to the Board of current security measures. The Board will go in to Executive session if necessary.

*Newlin Crossing*

Mgr. Sjobakken updated the Board on the recent meetings regarding preliminary planned amenities. The developer is following suggestions outlines in the agreement, however the District is hoping for more collaboration, taking in to account current and future residents' recreational needs. Director Hyvonen would like to be included in the next planning meeting.

*SVNMD Pool Enhancements and ID Registration System*

Directors White and Sanford have been in contact with the SVNMD Board regarding the enhancements. One of the items is a new registration system and how and if the two Districts would want to utilize the same system. There is a meeting set for 3.3.2021 to further discuss.

**ATTORNEY'S  
ITEMS:**

*Assignment of 50 Water and 50 Wastewater SFEs from Compark Business Campus Metropolitan District to Belford South Metropolitan District*

Spencer Fane represents Compark Business Campus Metropolitan District, Belford South Metro District and Belford North Metro District. SVMD has a Regional Facilities Agreement with Compark Business Campus Metropolitan District. In 2019 the District approved a template assigning the Assignment of Water and Wastewater SFEs from Compark to Belford South. These additional SFE assignments will utilize this template.

Director Jensen moved that the District consent to the assignment of 50 Water And 50 Wastewater SFE's from Compark to Belford utilizing the existing template. Upon second by Director White, a vote was taken, and motion carried unanimously.

**EXECUTIVE  
SESSION**

None

**ADJOURNMENT:**

There being no further business for the Board's consideration, Director Jensen moved that the Board adjourn the meeting at 6:37 p.m. Upon second by Director Hyvonen, a vote was taken, and motion carried unanimously.

Respectfully submitted,

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Secretary for the Meeting