

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STONEGATE VILLAGE METROPOLITAN DISTRICT HELD MARCH 16, 2016

A regular meeting of the Board of Directors of the Stonegate Village Metropolitan District was held on Wednesday, March 16, 2016, at the Stonegate Community Center, 10326 Stonegate Parkway in Parker, Colorado at 5:30 p.m.

**ATTENDANCE:**

Present were Directors:

Lisa Hyvonen  
Greg Sanford  
Roger Husbands  
Steve Olson  
Mary Sanner

Also in attendance were:

Matthew R. Dalton, Esq.; Spencer Fane  
John Simmons; Simmons & Wheeler, P.C.  
Adam Monchak; TST Engineering  
Scott Barnett; Mulhern MRE, Inc  
Charles Wenger; Colorado Landscape Services & Facilities Manager  
Steve Williams; iSpark Communications  
Matt Mundy, MPM Recreation  
Shane Chisholm & Brian Robbins; Keesen Landscape  
Sue Blair; Community Resource Services of Colorado, LLC  
Angie Kelly; Community Resource Services of Colorado, LLC  
Jim Snakard; Resident  
Ryan Weaver; Tennis professional  
Mark & Zach James; Residents  
Pat McGraw; Resident  
Mark Jennings; Resident  
Rose Lucero; Resident  
Jackie Millet; Resident  
John Ark; Resident

**CALL TO  
ORDER:**

The meeting was called to order at 5:31 p.m. by Director Hyvonen.

**DISCLOSURE OF  
POTENTIAL  
CONFLICTS OF  
INTEREST:**

Directors Hyvonen, Sanford, Sanner, Husbands, and Olson declared that they have no conflicts of interest and District General Counsel stated that the required disclosure statements have been filed.

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### **APPROVAL OF AGENDA:**

Director Hyvonen moved that the agenda be approved. Upon motion duly made, seconded by Director Sanford, and unanimously carried, the agenda was approved as presented.

### **ELECTION OF OFFICERS:**

The Board requested that the Election of Officers be moved to the April agenda and placed under 'old business.'

### **PUBLIC COMMENT:**

Residents were in attendance to discuss the \$15 rental rate imposed on non-profit groups; specifically, the Boy Scouts. The Boy Scout representatives were upset that the fee was imposed after their annual budget had been set and made the request that the fee be removed. The \$15 fee for the inspector was explained but disputed by the representatives as unnecessary. The representatives offered to self-police the rooms at no charge imposed. The Board said they will take it under consideration.

Resident, Ryan Weaver, was also in attendance to propose a tennis program at the Stonegate courts. He is a USPTA professional and would like to start a program for the Stonegate community. The Board said they would consider his proposal and asked management to prepare information regarding surrounding area programs the cost.

Residents, Rose Lucero & Jackie Mallet, were in attendance to ask the Board to forgive the debt incurred on a foreclosure they purchased for a water bill. The property was purchased at foreclosure auction and they are asking the Board to forgive the bill. The Board will take it under consideration and get back in touch with her.

### **NEW BUSINESS:**

MPM 2016 Pool Contract: The Board reviewed the agreement that was previously approved and will sign the final document. Director Olson moved that the MPM 2016 contract be accepted and signed, subject to legal review for dates of operation. Upon a second from Director Hyvonen, a vote was taken and the motion carried unanimously. Matt was also in attendance from MPM and explained that they need to replace some pool furniture this year. The Board agreed to have Matt place the order by April 1<sup>st</sup> for furniture in colors Adobe and Textured Dune. Matt also explained that to track the usage at the pool they would need a \$2,000 to \$3,000 update on the computer system and software.

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Keesen Representatives: Brian and Shane were present from Keesen to discuss growing concerns about the work being done. Charlie outlined that he was unhappy with snow removal as well as the first stages of landscape work on the property. Namely, he was upset the Jordan Road median had not been touched, tree wrapping was done incorrectly, trash was not being picked up in a timely manner, too many weeds in shrub beds, and the monthly report was not being sent. He also expressed concern about the low number of employees onsite for Stonegate. The Board also pointed out they would like more communication to Charlie and that the number one priority is to make Charlie happy. Keesen acknowledged the concerns and said they wanted to create a partnership with Stonegate and they would work to improve.

SmartFLOE bid: Scott Barnett explained that the SmartFLOE manhole covers can help track infiltration and they will be useful to Stonegate in determining problem areas to address for infiltration to the system. A motion was made by Director Sanford to approve the expense of the SmartFLOE covers. Upon a second by Director Hyvonen, a vote was taken and the motion carried unanimously.

Pool Maintenance: Addressed in MPM contract discussion.

### **STAFF REPORTS:**

General Engineering: The report was included from Mulhern in the packet. No discussion followed.

Utility Operations: A written report was included from Ger Whelan in the packet.

Adam Monchak was present to discuss the WISE project. TST bid out the work for the next phase of the WISE pipeline and presented the bids in summary to the Board. He outlined that a decision needed to be made and suggested the Board award the project to Iron Woman Construction. Upon discussion, Director Hyvonen moved to award the contract to Iron Woman Construction. Director Sanford seconded the motion, a vote was taken and the motion carried unanimously. Also addressed was the contract from TST for the construction management of the WISE pipeline. The Board agreed this was advantageous to have TST oversee the project. A motion was made by Director Olson to accept the amendment by TST for construction phase services. Upon a second by Director Husbands, a vote was taken and the motion carried unanimously.

Landscape Maintenance: A report was included in the Board packet. Charlie also outlined the butterfly values previously approved. These will not work as they will disrupt flow of water and create problems. Charlie is proposing gate

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valves instead. The Board agreed this was acceptable. Charlie also said he has bids for the filter meter off the main. He will review the bids and report back to the Board. Charlie is working on the address list for the fences.

District Communications: Mr. Williams outlined the attached article topics for the April Messenger. The topics were agreeable to the Board.

Wastewater Treatment Plant: a report was presented to the Board regarding project status.

### **CONSENT AGENDA:**

All matters listed on the Consent Agenda are considered routine by the Board and will be enacted with one (1) motion. Director Olson moved to approve the Consent Agenda as presented. Upon a second by Director Hyvonen, a vote was taken and the motion carried unanimously.

### **FINANCIAL ITEMS:**

Claims for Payment: Ms. Blair reviewed the claims presented for payment represented by checks #15460-#15527 totaling \$887,900.90. Director Olson moved that the Board approve the claims for payment as presented. Upon second by Director Sanner, vote was taken and motion carried unanimously.

Financial Statements: Mr. Simmons reviewed the financial and cash position statements for the period ending February 29, 2016. Director Olson moved that the financial statements be approved as presented. Upon second by Director Sanner, a vote was taken and the motion carried unanimously.

### **OLD BUSINESS:**

None presented.

### **LEGAL ITEMS:**

Ratify Approval of IGA Wise Water Connection: Mr. Dalton requested that the Board sign the Upper Cherry Creek Basin Modeling Agreement and also noted the amendment to the Colorado Landscape Services contract was acceptable. Director Olson moved to accept both items listed as presented by Mr. Dalton. Upon a second by Director Sanner, a vote was taken and the motion carried unanimously.

### **MANAGER'S ITEMS:**

Look Ahead Schedule: Ms. Blair reviewed the District's Look Ahead Schedule with the Directors.

### **EXECUTIVE SESSION:**

Director Olson moved that the Board enter into an Executive Session, under C.R.S. Section 402(4)(b) and (e) to develop negotiating positions, strategy, or instruct negotiators, and to consult with legal counsel. Upon a second by Director Sanford, a vote was taken and the motion carried unanimously. At 8 p.m. the room was cleared and the Executive Session began.

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At 8:30 p.m., the Board of Directors closed their Executive Session and reconvened into general session.

### **BOARD UPDATES AND DISCUSSION:**

Park and Recreation fees were discussed by the Board with Mr. Dalton. A motion was made by Director Husbands to increase the Park & Recreation Fees by \$3 for all residents to help cover increasing fees of operation. Upon a second by Director Olson, a vote was taken the motion carried unanimously.

Director Olson moved that the Board waive the \$15 non-profit room rental fee until the end of May for non-profits that contact the District. Upon a second by Director Husbands, a vote was taken and the motion carried with Director Sanford abstaining.

Ms. Kelly updated the Board on the Newlin Gulch work to mitigate standing water issues. Urban Drainage is heading the project and is cutting a 5" notch in the drop wall near Parkside and Saranac. They will also remove some rip-rap to help flow. Urban Drainage will monitor the situation through the summer for drainage to determine if the problem is surface water or ground water. This will be an on-going process that Urban Drainage will continue to help Stonegate control.

### **ADJOURNMENT**

There being no further business for the Board's consideration, Director Olson moved that the Board adjourn the meeting at 8:50 p.m. Upon second by Director Hyvonen, a vote was taken and motion carried unanimously.

Respectfully submitted,

  
Secretary for the Meeting