

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STONEGATE VILLAGE METROPOLITAN DISTRICT HELD FEBRUARY 17, 2016

A regular meeting of the Board of Directors of the Stonegate Village Metropolitan District was held on Wednesday, February 17, 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

Absent was Director Sanner, whose absence was excused.

Also in attendance were:

Matthew R. Dalton, Esq.; Spencer Fane
Ger Whelan; Colorado Water Systems
Bill Goetz; TST Engineering
Charles Wenger; Colorado Landscape Services & Facilities Manager
Bob Cole, Esq.; Collins Cockrel and Cole
Steve Williams; iSpark Communications
Sue Blair; Community Resource Services of Colorado, LLC
Angie Kelly; Community Resource Services of Colorado, LLC
Jennifer McGraw; Homeowner
Stephanie Starvi; Tennis League Program
Mary Melville; Tennis League Program

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

**APPROVAL OF
AGENDA:**

Director Hyvonen requested that "Discussion Regarding Election of Officers" be added to the agenda as Item X-G. Upon motion duly made, seconded and unanimously carried, the agenda was approved as amended.

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ELECTION OF OFFICERS:

The Board requested that the Election of Officers be moved to the March agenda.

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 5:47 p.m. the room was cleared and the Executive Session began.

At 6:14 p.m., the Board of Directors closed their Executive Session and reconvened into general session.

PUBLIC COMMENT:

Resident Jennifer McGraw attended the meeting to speak about the Verizon cell phone tower project. Resident McGraw expressed concern about the tower and the impact of the look on the area. She also expressed concern about the lack of a fence around the generator. All questions were addressed by the Board.

NEW BUSINESS:

Park and Recreation Fee Increase: Discussion regarding an increase in the Park and Recreation fee took place. The question of how many residents from each District use the pool was discussed. Ms. Blair will contact MPM to determine if the codes used identify the resident's district. There was discussion regarding a partial increase based on usage.

Chloramine Conversion: The enclosed flyer will be distributed to homeowners through the monthly billing. In addition, an article will be placed in The Messenger regarding the Chloramine Conversion. The communication is to ensure residents are aware of the change and to provide answers to common questions. Black & Veech will attend the April meeting to address questions regarding the transition.

Tennis League Request: Mary Melville and Stephanie Starvi attended the meeting to request the usage of the tennis courts again this year for the League play. They also requested to know if there were any issues from last year to address. There were none discussed. A schedule was presented so the information can be placed on the SVMD website also.

STAFF REPORTS:

Pool Maintenance: Nothing reported.

General Engineering: The report was included from Mulhern in the packet.

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There was no discussion regarding the report.

Proposal for Janitorial Services: 3 proposals were included in the packet for janitorial services. The Board requested a comparison spreadsheet be created to review the bids. This will be discussed in March.

Utility Operations: Ger Whelan briefed the Board on District water and waste water operations.

- Wastewater treatment plant construction scheduled for completion in mid-April
- Chloramines conversion project complete in April. Informational flyers will be placed in the utility bills being mailed the end of February and March. In addition, an article will be posted on the District's website.

Also presented to the Board was the Master Plan for the water systems within Stongate. Bill Goetz with TST distributed the plan to the Board and asked that review take place. Meetings will be scheduled to answer questions and discuss the plan with TST and the Board.

Landscape Maintenance: Keesen was discussed regarding the poor performance thus far with snow removal. Keesen was replacing sod they had torn up and the work is seemingly subpar. Keesen will be invited to the March Board meeting to discuss the frustration and review the expected improvements moving forward. Also discussed was the new controllers being installed. Fence repairs were also discussed with regard to the homeowners needing to move landscaping away from the fences for repairs to take place. Charlie will give the Board a list of homeowners needing to take action and the District Manager will send notices to these homeowners. Charlie also presented pricing for tree maintenance. The pricing stayed the same from last year and such 3 bids were not obtained.

District Communications: Mr. Williams offered a couple ideas on increasing traffic to the website. He will research possibilities. He outlined the items he will add to the website.

Wastewater Treatment Plant: a report was presented to the Board regarding project status. Final inspections should be done by March 30, 2016.

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.

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FINANCIAL ITEMS:

Claims for Payment: Ms. Blair reviewed the claims presented for payment represented by checks #15383-#15459 totaling \$1,035,932.81. Director Sanford moved that the Board approve the claims for payment as presented. Upon second by Director Husbands, vote was taken and motion carried unanimously.

Financial Statements: Ms. Blair reviewed the financial and cash position statements for the period ending January 31, 2016, along with a "Financial Highlights" report that Mr. Simmons prepared and supplied to the Directors. Director Sanford moved that the financial statements be approved as presented. Upon second by Director Husbands, a vote was taken and the motion carried unanimously.

OLD BUSINESS:

Verizon Wireless Cellular Tower Proposal: A meeting was in the process of being coordinated to ensure all necessary parties are able to attend.

LEGAL ITEMS:

Purchase/Condemnation of Easements for the WISE Pipeline: 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 Sanford, a vote was taken and the motion carried unanimously.

NEW BUSINESS:

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

There being no further business for the Board's consideration, Director Olson moved that the Board adjourn the meeting at 8:30 p.m. Upon second by Director Hyvonen, a vote was taken and motion carried unanimously.

Respectfully submitted,



Secretary for the Meeting