

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JANUARY 23, 2012**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on January 23, 2012. Present were: David Marshall, Tom McHenry, Debbie Tidler and Frank Silici. Also, in attendance was Mark L. Eames, PCAM and Jessica Moser with PCMS. Director Marshall called the meeting to order at 6:26 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director Marshall noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association corporate files.

HOMEOWNER PUBLIC FORUM:

There was one homeowner in attendance for the meeting but did not have any items to discuss with the Board of Directors.

OFFICER REPORTS

NOMINATION AND ELECTION OF OFFICERS:

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2012:

David Marshall	President
Tom McHenry	Vice President
Debbie Tidler	Secretary
Frank Silici	Treasurer

A motion was made, seconded and with no public comment unanimously passed to close nominations and to elect the above-listed Board members for the 2012 Officers.

RECORD OF PROCEEDINGS:

The first item of business was to review the October 24, 2011 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of October 24, 2011 as written and presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through December 31, 2011 were reviewed by the Board. Upon final review, motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through December 31, 2011.

Homeowner Request to Remove Penalties: A homeowner on Quarry Hill Drive submitted a request for consideration to remove penalties that have been assessed against their lot regarding their home not being painted and the front porch not being repaired. Upon review, a motion was made, seconded and without public comment, unanimously passed to deny the request at this time as the work has still not been completed.

LEGAL UPDATES:

The Board reviewed the status of all legal actions that are currently in place and/or pending action with various homes in the community. The Board was provided with drafts of several resolutions from legal counsel with respect to noise, enforcement policy and fire pit use in the community which was tabled for review at the February Board meeting.

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COMMITTEE REPORTS:

Committee Appointments: This business item was tabled until the February Board meeting and notice has been placed in the February newsletter publication to solicit for volunteers.

Modifications, Covenant, Surrounding Area Land Development (SALAD) Committee and Social Committees: No official reports were presented.

MANAGEMENT REPORT:

Mark Eames reviewed the correspondence sent out and received for the month. Mark went on to update the Board on the status of all legal activity involving the Association and members in violation of the covenants to the Board of Directors. The Board gave direction to Mr. Eames for responses to several letters of concern, comments pending hearings and/or appeals to the Owners Association. Mr. Eames noted that a homeowner has sent in a request to install no parking signs along one of the parks in the community and that a homeowner has a concern with fence maintenance and/or staining.

UNFINISHED BUSINESS:

The Board reviewed several outstanding items with respect to unapproved roofing material that has been installed on various homes in the community and provided direction to management for response letters and/or direction to be provided to the owners.

NEW BUSINESS:

Parcel One Trash Service Updates: Bob Rhodes with The Garbage Man was in attendance for the meeting and addressed various concerns and questions that the Board had. Mr. Rhodes noted that he would commit to extending his contract for the remainder of 2012 at the same terms and conditions as the current contract. Mr. Rhodes also noted that he would be willing to provide the Parcel One filing with two community clean up days at no additional charge, along with providing trash removal for the community social events at no additional charge.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 8:10 p.m. The next regularly scheduled meeting of the Board was tentatively set for February 27, 2012 at 6:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 27th day of February 2012.

STONEGATE VILLAGE BOARD OF DIRECTORS

By

Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
FEBRUARY 27, 2012**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on February 27, 2012. Present were: David Marshall, Tom McHenry, Debbie Tidler, Julie Pfankuch and Frank Silici. Also, in attendance was Mark L. Eames, PCAM and Jessica Moser with PCMS. Director Marshall called the meeting to order at 6:31 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director Marshall noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association corporate files.

HOMEOWNER PUBLIC FORUM:

There were five homeowners in attendance for the meeting to discuss concerns regarding the Stonegate Village Metropolitan Districts proposal to install a ballfield in the park area. The Association's attorney, Rich Johnston was in attendance at the meeting to field questions regarding the Metro District operations versus the Owners Associations operations and that they are two separate entities and that concerned homeowners should definitely attend the Metro Districts meetings regarding this matter.

OFFICER REPORTS

NOMINATION AND ELECTION OF OFFICERS:

The following Director was approved for nomination for the following position as Officer of the Corporation for 2012:

Julie Pfankuch 2nd Vice President

A motion was made, seconded and with no public comment unanimously passed to close nominations and to elect the above-listed Board member for the 2012 2nd Vice President.

RECORD OF PROCEEDINGS:

The first item of business was to review the January 23, 2012 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of January 23, 2012 as written and presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through January 31, 2012 were reviewed by the Board. Upon final review, motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through January 31, 2012.

LEGAL UPDATES:

The Board reviewed the status of all legal actions that are currently in place and/or pending action with various homes in the community. The Board was provided with drafts of several resolutions from legal counsel in January with respect to noise, enforcement policy and fire pit use in the community which was tabled for review at the April Board meeting.

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COMMITTEE REPORTS:

Committee Appointments: The Board reviewed the list of homeowners who submitted their name to volunteer on various committees. After review and discussion, a motion was made, seconded and without public comment, unanimously passed to appoint the following homeowners to the 2012 Committees:

Modifications: Scott Gillespie, Dave Marshall, Pam Hampton, Sean Donlin, Meaghan Carter

SALAD: Judd Williams, Meghann Silverthorn, Rob Gremminger, Stacy Hayden, Mary-Lou Lane, Daniel Detwiler, Palak Patel, Mike Rooney, Sean Donlin.

AdHoc Unified Community Trash Service Committee: The Board reviewed the proposed charter for the Committee. After review, a motion was made, seconded and without public comment unanimously passed to approve the AdHoc Unified Community Trash Service Committee Charter. The Board went on to review the volunteers who submitted their name for consideration on the committee. Upon review, a motion was made, seconded and without public comment, unanimously passed to appoint Meaghan Carter, Sean Donlin, Aspen Large to the Committee.

Modifications, Covenant, Surrounding Area Land Development (SALAD) Committee and Social Committees: No official reports were presented.

MANAGEMENT REPORT:

Mark Eames reviewed the correspondence sent out and received for the month. Mark went on to update the Board on the status of all legal activity involving the Association and members in violation of the covenants to the Board of Directors. The Board gave direction to Mr. Eames for responses to several letters of concern, comments pending hearings and/or appeals to the Owners Association.

UNFINISHED BUSINESS:

The Board reviewed several outstanding items with respect to unapproved roofing material that has been installed on various homes in the community and provided direction to management for response letters and/or direction to be provided to the owners.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 8:10 p.m. The next regularly scheduled meeting of the Board was tentatively set for April 23, 2012 at 6:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 23rd day of April 2012.

STONEGATE VILLAGE BOARD OF DIRECTORS

By

Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
APRIL 23, 2012**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on April 23, 2012. Present were: David Marshall, Tom McHenry, Debbie Tidler, Julie Pfankuch and Frank Silici. Also, in attendance was Mark L. Eames, PCAM and Jessica Moser with PCMS. Director Marshall called the meeting to order at 6:31 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director Marshall noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association corporate files.

HOMEOWNER PUBLIC FORUM:

There were not any homeowners in attendance for the meeting.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the February 27, 2012 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of February 27, 2012 as written and presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through March 31, 2012 were reviewed by the Board. Upon final review, motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through March 31, 2012.

LEGAL UPDATES:

The Board reviewed the status of all legal actions that are currently in place and/or pending action with various homes in the community.

COMMITTEE REPORTS:

Modifications, Covenant, Surrounding Area Land Development (SALAD) Committee, and Social Committees: No official reports were presented.

AdHoc Unified Community Trash Service Committee: It was noted to the Board that the Committee had a meeting and a RFP was sent out to five trash contractors. Once the proposals have been received, the Committee will review and provide their recommendations to the Board of Directors for review and consideration.

MANAGEMENT REPORT:

Mark Eames reviewed the correspondence sent out and received for the month. Mark went on to update the Board on the status of all legal activity involving the Association and members in violation of the covenants to the Board of Directors. The Board gave direction to Mr. Eames for responses to several letters of concern, comments pending hearings and/or appeals to the Owners Association.

UNFINISHED BUSINESS:

The Board reviewed several outstanding items with respect to unapproved roofing material that has been installed on various homes in the community and provided direction to management for response letters and/or direction to be provided to the owners.

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UNFINISHED BUSINESS CONTINUED:

The Board reviewed the draft resolutions with respect to noise, firepit, and the enforcement policies. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the noise and enforcement policy as presented. A motion was made, seconded and without public comment, unanimously passed to approve the outdoor firepit resolution pending final electronic approval by the Board. The Board requested that the firepit resolution information be added to the next Stonegate Messenger and added to the community website.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 8:10 p.m. The next regularly scheduled meeting of the Board was tentatively set for June 25, 2012 at 6:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 25th day of June 2012.

STONEGATE VILLAGE BOARD OF DIRECTORS

By

Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JUNE 25, 2012**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on June 25, 2012. Present were: Tom McHenry, Debbie Tidler, Julie Pfankuch and Frank Silici. Also, in attendance was Mark L. Eames, PCAM and Jessica Moser with PCMS. Director McHenry called the meeting to order at 6:27 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director McHenry noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association corporate files.

HOMEOWNER PUBLIC FORUM:

There were four homeowners in attendance for the meeting. One homeowner was in attendance to gain more information regarding the proposed unified trash service and one homeowner was in attendance to discuss a concern regarding damage to his fence. The other two homeowners were in attendance to discuss a matter with the Board regarding unapproved roofing material that was installed on their home.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the April 23, 2012 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of April 23, 2012 as written and presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through May 31, 2012 were reviewed by the Board along with a request from the owners at 10286 Turquoise Court to waive the penalties on their account. Upon final review, motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through May 31, 2012 and to waive the penalties on the account of 10286 Turquoise Court, contingent that the owners execute an agreement by June 30, 2012, to replace the unapproved roof on their home.

LEGAL UPDATES:

The Board reviewed the status of all legal actions that are currently in place and/or pending action with various homes in the community. The Association's legal counsel provided information regarding the revised CCIOA policies and proposed drafts of revised documents. This discussion matter was tabled until the August meeting.

COMMITTEE REPORTS:

Covenant, Surrounding Area Land Development (SALAD) Committee, and Social Committees: No official reports were presented.

Modifications Committee: Mr. Eames reviewed the electronic process that is being utilized for review of modification requests and noted that the process seems to be working well.

Homeowner Appeal Request: The Board reviewed a homeowner appeal request to install a garage door with windows that was denied by the Committee based on it not being consistent with the filing. After review, a motion was made, seconded and with public comment, passed with a vote of 3-1 to approve the appeal request contingent that the windows on the garage door are consistent with the windows on the front elevation of the home.

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COMMITTEE REPORTS CONTINUED:

AdHoc Unified Community Trash Service Committee: It was noted to the Board that the Committee had a meeting prior to the Board meeting and they discussed the survey results that have come in to date and thoughts on moving forward with a community meeting for any interested homeowners to attend. The Committee plans to have their recommendation to present to the Board at the August Board meeting regarding their recommendation on having unified trash service in the community. The Committee also solicited the Boards input if ultimately the Committee recommended having a unified trash service carrier, if the Board desired the Committee to make recommendations on an actual service provider, or if the Board would take on that responsibility in their final decision to select a contractor.

MANAGEMENT REPORT:

Mark Eames reviewed the correspondence sent out and received for the month. Mark went on to update the Board on the status of all legal activity involving the Association and members in violation of the covenants to the Board of Directors. The Board gave direction to Mr. Eames for responses to several letters of concern, comments pending hearings and/or appeals to the Owners Association.

UNFINISHED BUSINESS:

The Board reviewed several outstanding items with respect to unapproved roofing material that has been installed on various homes in the community and provided direction to management for response letters and/or direction to be provided to the owners.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 8:10 p.m. The next regularly scheduled meeting of the Board was tentatively set for August 20, 2012 at 6:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 20th day of August 2012.

STONEGATE VILLAGE BOARD OF DIRECTORS

By

Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
AUGUST 20, 2012**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on August 20, 2012. Present were: Dave Marshall, Tom McHenry, Debbie Tidler, Julie Pfankuch and Frank Silici. Also, in attendance were several members of the public, Mark L. Eames, PCAM and Jessica Moser with PCMS. Director Marshall called the meeting to order at 6:41 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director Marshall noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association corporate files.

HOMEOWNER PUBLIC FORUM:

There were five homeowners in attendance for the meeting. One homeowner was in attendance discuss concerns about rabbits in the community, soliciting and a concern with a neighbors shrub that is creating a site issue at an intersection. One homeowner was in attendance to discuss concerns in their sub-association. One homeowner was in attendance to discuss concerns with street parking and school parking. The other two homeowners were in attendance to discuss a matter with the Board regarding a variance request for roofing material that they would like to install on their home.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the June 25, 2012 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of June 25, 2012 as written and amended.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through July 31, 2012 were reviewed by the Board. Upon final review, motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through July 31, 2012.

LEGAL UPDATES:

The Board reviewed the status of all legal actions that are currently in place and/or pending action with various homes in the community. The Association's legal counsel provided information regarding the revised CCIOA policies and proposed drafts of revised documents. Upon review, a motion was made, seconded and without public comment unanimously passed to approve the revised CCIOA policies as recommended by legal counsel and authorized the President to execute such (Attachment A).

COMMITTEE REPORTS:

Covenant, Surrounding Area Land Development (SALAD) Committee, and Social Committees: No official reports were presented.

Modifications Committee: The Board reviewed the resignation submitted by Pam Hampton as she will be moving out of state. Six homeowners volunteered for the open position on the Committee. This matter was tabled until the next Board meeting pending additional information from each volunteer.

Homeowner Appeal Requests: The Board reviewed three homeowner appeal requests.

Roofing Material – Mica Way: The Board reviewed a request from a homeowner to install a different roofing material product on their home than what is currently an approved product in the guidelines. The homeowners were in attendance at the meeting to answer questions. Upon review, the Board determined that they would respond electronically with a final decision that can be ratified at the next Board meeting.

Arbor – Stoneflower Drive: The Board reviewed a request from a homeowner to keep the unapproved rose arbor on their lot. Upon review, the Board determined that they would respond electronically with a final decision that can be ratified at the next Board meeting.

Stonegate Village Owners Association

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COMMITTEE REPORTS CONTINUED:

Bedroom/Garage Expansion –Laurelhill Court: The Board reviewed the information that the owner submitted to request a variance of the Modification Committee’s decision to deny the request due to not enough stone being utilized. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve option that shows the required stone on the elevation. A letter will be sent to the owner outlining the variance approval.

AdHoc Unified Community Trash Service Committee: The Board reviewed the final results from the survey that was conducted. No action will be taken on this matter until after the community meeting scheduled for September 4, 2012.

MANAGEMENT REPORT:

Mark Eames reviewed the correspondence sent out and received for the month. Mark went on to update the Board on the status of all legal activity involving the Association and members in violation of the covenants to the Board of Directors. The Board gave direction to Mr. Eames for responses to several letters of concern, comments pending hearings and/or appeals to the Owners Association.

UNFINISHED BUSINESS:

Lodestone Way Foreclosure Update: Mr. Eames provided the Board with an update regarding this matter and noted that the home has been purchased by another party.

NEW BUSINESS:

2013 Proposed Budget: This business matter was tabled until the September Board of Directors meeting.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 9:10 p.m. The next regularly scheduled meeting of the Board was tentatively set for September 24, 2012 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 24th day of September 2012.

STONEGATE VILLAGE BOARD OF DIRECTORS

By

Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
SEPTEMBER 4, 2012**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on September 4, 2012. Present were: Dave Marshall, Tom McHenry, Debbie Tidler, Julie Pfankuch and Frank Silici. Also, in attendance were two members of the public and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 5:10 p.m. and noted that there was a quorum.

WAIVER OF NOTICE:

Director Marshall noted that since this meeting was being conducted as a special meeting, the Board of Directors would need a unanimous consent to waive their right of notice for the meeting. Upon final review, motion was made, seconded and with no public comment unanimously passed for the Board of Directors to waive their right of notice to conduct this special meeting.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director Marshall noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association corporate files.

NEW BUSINESS:

10638 Cotteneaster Way: The Board discussed the request from the current owner for a variance to their unapproved exterior home color (paint) and new roof. It was noted for the record that both improvements were not submitted for consideration of approval by the Modifications Committee until after the work was completed by the owner. Each Board member noted that they had an opportunity to drive by the home and discussed their thoughts regarding the improvements and the decision of the Modifications Committee. After a final discussion, motion was made, seconded and with no public comment unanimously passed to deny the roof, based upon concerns regarding the quality of shingle utilized, the workmanship of the installation and the color, but grant a variance for the exterior home color (paint) provided the owner resubmits for a new roof to the Modifications Committee, obtains approval for that submittal from the Modifications Committee and has the new roof installed by October 30, 2012.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 5:20 p.m. The next regularly scheduled meeting of the Board was tentatively set for September 24, 2012 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 24th day of September 2012.

STONEGATE VILLAGE BOARD OF DIRECTORS

By

Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
SEPTEMBER 24, 2012**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on September 24, 2012. Present were: Dave Marshall, Tom McHenry, Debbie Tidler, Julie Pfankuch and Frank Silici. Also, in attendance were several members of the public, Mark L. Eames, PCAM and Jessica Moser with PCMS. Director Marshall called the meeting to order at 6:31 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director Marshall noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association corporate files.

HOMEOWNER PUBLIC FORUM:

There were five homeowners in attendance for the meeting. One homeowner was in attendance to ask general questions. Two homeowners were in attendance to discuss concerns with street parking and school parking. The other two homeowners were in attendance for a hearing regarding unapproved paint colors applied to the exterior of their home.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the August 20, 2012 and September 4, 2012 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of August 20, 2012 and September 4, 2012 as written and amended.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through August 31, 2012 were reviewed by the Board. Upon final review, motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through August 31, 2012.

LEGAL UPDATES:

The Board reviewed the status of all legal actions that are currently in place and/or pending action with various homes in the community.

HOMEOWNER HEARING:

The owners at 10287 Mica Way were in attendance to request a variance for the unapproved paint colors they have applied to the exterior of their home. The review and decision regarding the hearing was continued to the next Board of Directors meeting.

COMMITTEE REPORTS:

Covenant, Surrounding Area Land Development (SALAD) Committee, and Social Committees: No official reports were presented.

Modifications Committee: The Board reviewed the information submitted by volunteers for the Modifications Committee. Upon review, a motion was made, seconded and without public comment, unanimously passed to appoint Bill Cira and David LaFontaine to the Modifications Committee.

There were two items from the last meeting that the Board reviewed and provided direction on electronically regarding a rose arbor and roofing material. Upon review, a motion was made, seconded and without public comment, unanimously passed to ratify the electronic direction for both matters.

COMMITTEE REPORTS CONTINUED:

AdHoc Unified Community Trash Service Committee: Based on the recommendation of the AdHOC Unified Community Trash Service Committee ("Committee") dated August 7, 2012, which included the results of the community survey and subsequent member meeting. The Committee determined that basic unified trash service for the entire Stonegate Village Owners Association would be a benefit to the community as a whole. Further, the Committee was in favor of limiting the day's trash service providers were in the community and the day's trash was placed on the curb for pick-up. A unified trash service program would benefit the overall safety, welfare of the entire community and be more consistent with the Community-wide Standards of the Owners Association.

The Owners Associations governing documents identifies general assessments as assessments for common expenses that have been determined by the Board of Directors to benefit the Owners Association as a whole as may be from time to time specifically authorized by the Board of Directors. The amount of the general assessment shall be allocated equally among all Residential Units within the Association and shall be for the expenses as a whole.

A motion was made, seconded and without public comment, unanimously passed to have the Owners Association move forward in providing a basic unified trash /recycling services program to all residential units and pay the cost of the basic unified trash/recycling services program as a general common expense of the Owners Association.

MANAGEMENT REPORT:

Mark Eames reviewed the correspondence sent out and received for the month. Mark went on to update the Board on the status of all legal activity involving the Association and members in violation of the covenants to the Board of Directors. The Board gave direction to Mr. Eames for responses to several letters of concern, comments pending hearings and/or appeals to the Owners Association.

UNFINISHED BUSINESS:

2013 Proposed Budget: This business matter was continued to the next Board of Directors meeting.

NEW BUSINESS:

Annual Meeting Preparation: It was noted that the Annual Meeting is scheduled for November 7, 2012 at the Parker Fieldhouse at 6:30 p.m. and notice of the meeting will be mailed to all owners of record by October 15, 2012.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 9:00 p.m. The next regularly scheduled meeting of the Board was tentatively set for October 3, 2012 at 5:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 3rd day of October 2012.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 

Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
OCTOBER 9, 2012**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on October 9, 2012. Present were: Dave Marshall, Tom McHenry, Debbie Tidler, Julie Pfankuch and Frank Silici. Also, in attendance was, Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:40 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director Marshall noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association corporate files.

HOMEOWNER MEMBR PUBLIC FORUM: There were not any homeowners in attendance for the meeting.

UNFINISHED BUSINESS:

AdHoc Unified Community Trash Service Committee: Based on the recommendation of the AdHOC Unified Community Trash Service Committee ("Committee") dated August 7, 2012, which included the results of the community survey and subsequent member meeting. The Committee determined that basic unified trash service for the entire Stonegate Village Owners Association would be a benefit to the community as a whole. Further, the Committee was in favor of limiting the day's trash service providers were in the community and the day's trash was placed on the curb for pick-up. A unified trash service program would benefit the overall safety, welfare of the entire community and be more consistent with the Community-wide Standards of the Owners Association.

The Owners Associations governing documents identifies general assessments as assessments for common expenses that have been determined by the Board of Directors to benefit the Owners Association as a whole as may be from time to time specifically authorized by the Board of Directors. The amount of the general assessment shall be allocated equally among all Residential Units within the Association and shall be for the expenses as a whole. The Board of Directors at their September 24, 2012 meeting unanimously passed to have the Owners Association move forward in providing a basic unified trash/recycling services program to all residential units and pay the cost of the basic unified trash/recycling services program as a general common expense of the Owners Association.

The Board of Directors discussed in detail the proposals received from the various trash service providers, along with reviewing comments from the provider's one-on-one interviews conducted during a working session with the Board held on October 3, 2012. Further review and discussion on this business agenda item was continued to the next meeting.

2013 Proposed Budget: Mr. Eames and Director Silici discussed the proposed 2013 budget that had been provided to the Board of Directors at their October 3rd working session. Upon final review, a motion was made, seconded and without public comment unanimously passed to approve the 2013 annual assessment at \$ 186.00 which amount includes the additional assessment income and off-setting expenses for not only the proposed unified trash/recycling service program, but the additional administrative costs associated with the assessment billings that will go from annually to quarterly. Director Silici as the Treasurer was also provided the limited authority to adjust the 2013 project budget to reflect any change in the overall estimated carry-over surplus for 2012 prior to the final distribution of the proposed 2013 budget to the members.

Appeal of Modification Committee's Decisions: The Board of Directors reviewed two requests for an appeal of the Modification Committee's decision regarding exterior paint colors that have been applied to their home. The Board reviewed the request from the owners on Mica Way. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve a variance to maintain the body color on the home contingent that the trim and accent color be changed to the Scheme 67 from Guirys by November 30, 2012. The second request on Branham Drive to maintain the accent color on the garage door was reviewed. Upon review, a motion was made, seconded and without public comment, unanimously passed to deny the request and request that the owner paint the garage door to match the body color of the home by November 30, 2012.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 9:00 p.m. The next regularly scheduled meeting of the Board was tentatively set for October 30, 2012 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 30th day of October 2012.

STONEGATE VILLAGE BOARD OF DIRECTORS

By *Diana L. Tidler*

Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
OCTOBER 30, 2012**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on October 30, 2012. Present were: Dave Marshall, Tom McHenry, Debbie Tidler, Julie Pfankuch and Frank Silici. Also, in attendance was, Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:00 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director Marshall noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association corporate files.

HOMEOWNER MEMBR PUBLIC FORUM: There were not any homeowners in attendance for the meeting.

UNFINISHED BUSINESS:

AdHoc Unified Community Trash Service Committee: Based on the recommendation of the AdHOC Unified Community Trash Service Committee ("Committee") dated August 7, 2012, which included the results of the community survey and subsequent member meeting, the Committee determined that basic unified trash service for the entire Stonegate Village Owners Association would be a benefit to the community as a whole. Further, the Committee was in favor of limiting the day's trash service providers were in the community and the day's trash was placed on the curb for pick-up. A unified trash service program would benefit the overall safety and welfare of the entire community and be more consistent with the Community-wide Standards of the Owners Association.

The Owners Associations governing documents identifies general assessments as assessments for common expenses that have been determined by the Board of Directors to benefit the Owners Association as a whole as may be from time to time specifically authorized by the Board of Directors. The amount of the general assessment shall be allocated equally among all Residential Units within the Association and shall be for the expenses as a whole. The Board of Directors at their September 24, 2012 meeting unanimously passed to have the Owners Association move forward in providing a basic unified trash/recycling services program to all residential units and pay the cost of the basic unified trash/recycling services program as a general common expense of the Owners Association.


The Board of Directors went on to discuss in detail the proposals received from the various trash/recycling service providers, along with reviewing suggestions for a potential agreement for said services as prepared by the Associations legal counsel. The Board also conducted one additional one-on-one interview with one of the prospective bidders to clarify some additional questions that came up during the first interview process.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 9:00 p.m. The next regularly scheduled meeting of the Board was tentatively set for November 7, 2012 following the Annual Meeting.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 7th day of November 2012.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
NOVEMBER 7, 2012**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Parker Fieldhouse on November 7, 2012. Present were: Dave Marshall, Tom McHenry, Debbie Tidler, Frank Silici and Sean Donlin. Also, in attendance was, Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 8:20 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director Marshall noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association corporate files.

HOMEOWNER MEMBR PUBLIC FORUM: There were not any homeowners in attendance for the meeting.

OFFICER REPORTS

NOMINATION AND ELECTION OF OFFICERS:

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2012:

David Marshall	President
Tom McHenry	Vice President
Debbie Tidler	Secretary
Frank Silici	Treasurer
Sean Donlin	2 nd Vice President

A motion was made, seconded and with no public comment unanimously passed to close nominations and to elect the above-listed Board members for the 2013 Officers.

UNFINISHED BUSINESS:

AdHoc Unified Community Trash Service: The Board of Directors reviewed the final draft contract for the proposed community trash service. This matter was tabled so that the new Board member would have time to review the information.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 8:39 p.m. The next regularly scheduled meeting of the Board was tentatively set for November 12, 2012 at 6:30 p.m. via phone conference.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 12th day of November 2012.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 

Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
NOVEMBER 12, 2012**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via telephone conference on November 12, 2012. Present were: Dave Marshall, Tom McHenry, Debbie Tidler, Sean Donlin and Frank Silici. Also, in attendance was, Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:30 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director Marshall noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association corporate files.

HOMEOWNER MEMBR PUBLIC FORUM: There were not any homeowners in attendance for the meeting.

UNFINISHED BUSINESS:

Based on the recommendation of the AdHoc Unified Community Trash Service Committee ("Committee") dated August 7, 2012, which included the results of the community survey and subsequent member meeting. The Committee determined that basic unified trash service for the entire Stonegate Village Owners Association would be a benefit to the community as a whole. Further, the Committee was in favor of limiting the day's trash service providers were in the community and the day's trash was placed on the curb for pick-up. A unified trash service program would benefit the overall safety, welfare of the entire community and be more consistent with the Community-wide Standards of the Owners Association.

The Owners Associations governing documents identifies general assessments as assessments for common expenses that have been determined by the Board of Directors to benefit the Owners Association as a whole as may be from time to time specifically authorized by the Board of Directors. The amount of the general assessment shall be allocated equally among all Residential Units within the Association and shall be for the expenses as a whole.

At their meeting conducted on September 24, 2012, the Board of Directors unanimously passed to have the Owners Association move forward in providing a basic unified trash /recycling services program to all residential units and pay the cost of the basic unified trash/recycling services program as a general common expense of the Owners Association.

On November 7, 2012, the Board of Directors conducted the Owners Association 2013 Budget Ratification meeting. Information was mailed out to all owners of record outlining the proposed 2013 budget, which a portion of the annual budget included the proposed unified trash/recycling services to commence April 1, 2013. All owners were mailed a secret ballot with a postage prepaid secrecy envelope to vote "against" the proposed 2013 budget, as further defined in the Owners Associations governing documents. Based upon the vote tabulation, 98 homes (owners) out of a total 3,433 homes (owners) voted against the proposed 2013 budget and with the tabulation confirmed, the 2013 budget was ratified.

Based on the recommendation of the AdHoc Unified Community Trash Service Committee ("Committee") which included the written proposals received from the various trash disposal/recycling service providers solicited by the Committee from their Request for Proposal (RPF), the one-on-one interviews conducted with the various service providers by members of the Committee and Board of Directors, along with the approval of the proposed 2013 budget, which included the unified trash/recycling services commencing April 1, 2013 by the membership on November 7, 2012, it was the unanimous consensus of the Board of Directors that the written proposal received from The Garbage Man met all the required criteria as requested and/or agreed upon, addressed the safety concerns expressed by the community members and provided the lowest costs for all associated trash/recycling disposal services to the membership. A motion was made, seconded and with no public comment, unanimously passed to authorize the President of the Board, the Managing Agent and as necessary and/or appropriate the Associations Legal Counsel to commence final negotiations on a final contract with The Garbage Man and the Owners Association for a community unified trash/recycling services to be effective April 1, 2013, and upon completion of those negotiations authorize the President of the Board to execute the contact on behalf of the Owners Association.

NEW BUSINESS:

The Board of Directors reviewed the current collection policy for the Owners Association. Upon final review and discussion, a motion was made, seconded and with no public comment, unanimously passed to amend the Resolution of the Stonegate Village Owners Association, Inc. Regarding Policy and Procedures for Collection of Unpaid Assessments as follows;

Late Charges on Delinquent Installments. The Association shall impose on a monthly basis a \$10.00 per month late charge for each Owner who fails to timely pay his/her annual assessment within 30 days of the due date. This late charge shall be a "common expense" for each delinquent Owner. The Association may impose interest from the date due at the rate of 3% per month on the amount owed for each Owner who fails to timely pay their annual assessment within 30 days of the due date.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:00 p.m. The next regularly scheduled meeting of the Board was tentatively set for January 28, 2013 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 28th day of January 2013.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 

Secretary/Authorized Agent

STONEGATE VILLAGE OWNERS ASSOCIATION, INC.
ANNUAL MEMBERS MEETING MINUTES
NOVEMBER 7, 2012

CALL TO ORDER

The meeting was called to order at 6:35 p.m. by Dave Marshall, Stonegate Village Owners Association President. Notice was given to all members in accordance with the Bylaws of the Association. Mr. Marshall noted that we did have a quorum to conduct the meeting. Mark L. Eames of PCMS was also present.

Mr. Marshall introduced the current Board Members:

Dave Marshall - President
Tom McHenry - Vice-President
Debbie Tidler - Secretary
Frank Silici - Treasurer
Julie Pfankuch - 2nd Vice-President

Mr. Marshall introduced Mark Eames with PCMS, the managing agent for the Association and advised that Mark would run the remainder of the meeting.

APPROVAL OF THE 2011 ANNUAL MEETING MINUTES

Mr. Eames asked the homeowners in attendance to review the 2011 Annual Meeting Minutes, if they had not already done so. Copies were made available to all homeowners present. Motion was made and seconded to approve the minutes as written and presented. The minutes were unanimously approved as presented.

OFFICER AND COMMITTEE REPORTS

Mr. Eames identified each Committee currently in place at Stonegate as follows:

Social/Recreation Committee
Modifications Committee
Surrounding Area Land Advisory Division Committee (SALAD)
AdHoc Unified Trash Service Committee

Mark Eames recognized the current volunteer members of all Committee's and provided a brief description of their purpose and how they function. He strongly encouraged homeowners to volunteer to serve on the Committee's as a way to strengthen their community.

ELECTION OF DIRECTORS

Mark Eames announced the following individuals that were elected to serve a three year term on the Board of Directors based on the ballots received: Debbie Tidler and Sean Donlin. There were twelve write in candidates who each had one vote: Keith McAbee, Mari Lynott, Thomas Wayburn, John Claxton, Adam Gower, Mike Nolan, Jamie Ley, Patrick Walsh, Glen Hathaway, Rita Hardy, Devin Vigil and John Lawritson. The Association extended their thanks to Julie Pfankuch, outgoing Board member for her time and efforts on the Board of Directors.

STATE OF THE ASSOCIATION

The following highlights were provided regarding the various business activities of the Association.

Modifications Committee: This Committee continues to be very active and handled several hundred modification requests this past year and worked with numerous homeowners in resolving concerns related to decisions made regarding their modification applications/decisions.

Social Committee: Put together several social events during the year, which constituted hundreds of hours of volunteer time by the members.

AdHoc Unified Trash Service Committee: Spent numerous hours to provide a community survey, meetings and request for proposals to several trash contractors for the potential unified trash service for the community.

Board of Directors: Published 11 newsletters which constituted hundreds of hours of production time (excluding printing and mailing), worked with the AdHoc Unified Trash Committee in trying to get a community consensus on this service and working with contractors to try and get a competitive bid for unified service in the community and continued to strive to create a better community for all homeowners in Stonegate.

2012 FINANCIAL REPORT AND 2013 BUDGET RATIFICATION

Mr. Eames reviewed the 2012 financial condition of the Association and then presented the 2013 Budget. Key points discussed were as follows:

- Based upon anticipated operational expenses for 2013 and the possibility of the unified community trash service, the Board of Directors proposed a change in the assessment from \$66.00 annually to \$188.00 annually, but will be billed quarterly. Because the unified trash services will not commence until April 1, 2013, the 2013 assessment will be prorated to \$156.00 annually, billed quarterly.
- Mark reviewed the budget line-by-line with the members and explained how the budget amounts were established by the Board.

Due to less than a majority of the homeowners being in attendance either by person or by proxy, the 2013 budget was ratified as presented. The assessment will be \$188.00 billed quarterly for the 2013 assessment year at a prorated amount of \$156.00 billed quarterly due to the unified trash service commencing April 1, 2013.

NEW BUSINESS

Mr. Eames reviewed and took questions from the floor regarding various public interest items in the community, including several Metropolitan District items which were referred back to each respective District, street parking concerns and questions and also regarding community wide trash service options. The members present had questions regarding the absentee ballot process and how the budget ratification process works.

HOMEOWNER ITEMS RELATED TO ASSOCIATION BUSINESS

Mark opened the floor to general questions.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:10 p.m.