

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JANUARY 27, 2014**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on January 27, 2014. Present were: Dave Marshall, Tom McHenry, Frank Silici and Sean Donlin. Also, in attendance were three homeowner members and Jessica Moser and 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 PUBLIC FORUM:

A new homeowner to the community was in attendance to introduce himself and ask a few general questions regarding the operations of the Owners Association and wanted to provide the Board of Directors with his company contact information to look at providing a proposal for security services in the community.

OFFICER REPORTS

NOMINATION AND ELECTION OF OFFICERS:

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2014:

David Marshall	President
Tom McHenry	Vice President
Sean Donlin	2 nd 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 2014 Officers.

RECORD OF PROCEEDINGS:

The first item of business was to review the September 23, 2013 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of September 23, 2013 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through December 31, 2013 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, 2013.

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:

2014 Committee Appointments: This business matter was tabled until the next meeting.

Modifications Committee: Mark Eames reviewed the proposed deck/deck railing guideline changes with the Board of Directors. This business matter was tabled until the next meeting and a revised copy of the proposed changes will be sent electronically to the Board of Directors for their review.

Homeowner Request for Variance: Homeowner on Alabaster Court was in attendance to request a variance from the Board of Directors to install a shed on his lot that was denied by the Modifications Committee due to the height of the structure. Based upon the information presented, a motion was made, seconded and without public comment, unanimously passed to approve the variance contingent that the roofing material and paint on the shed must match the home and that in the future a request could be made to provide additional screening for the shed. The Board directed management to send a letter to the owner outlining the contingencies of the variance approval.

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Board of Directors Meeting
January 27, 2014
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COMMITTEE REPORTS CONTINUED:

SALAD Committee: No official report.

AdHoc Unified Community Trash Service Committee: Mr. Eames reviewed the written comments that were sent to his office related to various inquiries regarding trash disposal services for the past several months. All the reported inquiries had been forwarded to the service contactor for review and corrective action.

HOMEOWNER HEARING:

Homeowner on Malachite Court was in attendance for his hearing regarding the shed that was installed on his lot that does not meet the approval requirements set forth by the Modifications Committee. Upon review, the Board directed management to make arrangements with the owner to meet onsite at his home to look at possible alternate locations that the shed could be moved to on his lot and then report back to the Board of Directors for final 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 :

Deck Installation Concern on Stone Creek Court: The Board of Directors had additional discussion regarding concerns brought to their attention at previous meetings regarding a neighbors concern with a deck that was re-constructed behind her home on Stone Creek Court. The Board discussed possible options to try and make a decision that will be of benefit to both parties. The owner with the concern is not willing to have any plant material installed on her lot to screen the deck at the neighbors home, even if it was not at her expense. The Board directed management to reach out to the owner with the deck to look at options for adding at least two trees on his lot and possibly one tree on the neighbors lot to screen the existing deck and will report back to the Board with his findings for further discussion. It was also mentioned that this matter may be best to go to mediation if the Board is not able to address the concerns of both parties.

NEW BUSINESS:

Newland Communities Proposed Annexation: The Board of Directors discussed the community open house that was held regarding the Newland Communities proposed annexation into the Stonegate Village Owners Association. Mr. Eames noted that if this area is annexed into the Owners Association the Owners Association might be required as part of the annexation to re-implement the New Construction Committee (NCC) to aid in reviewing any home plans, etc for the new community. As additional information is made available, it will be provided to the Board of Directors for further review.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 8:05 p.m. The next regularly scheduled meeting of the Board was tentatively set for February 24, 2014 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 February 2014.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
APRIL 28, 2014**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on April 28, 2014. Present were: Dave Marshall, Tom McHenry, Frank Silici, Debbie Tidler and Sean Donlin. Also, in attendance were Jessica Moser and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:01 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.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the January 27, 2014 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 27, 2014 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through March 31, 2014 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, 2014.

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:

2014 Committee Appointments: The Board of Directors reviewed the 2014 Committee Volunteer list. Upon review, a motion was made, seconded and without public comment, unanimously passed to appoint the following members to the Modifications Committee for 2014: Dave Marshall, Sean Donlin, Bill Cira, David LaFontaine and Channing O'Dell and to appoint the following members to the SALAD Committee for 2014: Judd Williams, Meghann Silverthorn, Rob Gremminger and Chris Spyke.

Modifications Committee: Mark Eames reviewed the proposed deck/deck railing guideline changes with the Board of Directors. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the proposed deck/deck railing guideline changes contingent upon majority electronic consent of the draft revisions by the Board.

SALAD Committee: No official report.

AdHoc Unified Community Trash Service Committee: No official report.

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 presented information from a homeowner on Malachite Court requesting a variance regarding the requirement to add trees to maintain the shed on his lot. The owner has painted the shed and was advised that an alternate species of tree was recommended for the specific location that the Owners Association requested he plant the pine trees. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the variance as submitted to plant two white crabapple trees to screen the shed.

The Board reviewed a concern that has been brought to the Association's attention regarding beehives being kept on a lot in the community and the disturbance it is causing to adjacent neighbors. Upon review, a motion was made, seconded and without public comment, unanimously passed to add a provision to the Community-wide Standards document stating that owner installed bee keeping units are not permitted on any lot within the community.

Stonegate Village Owners Association
Board of Directors Meeting
April 28, 2014
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UNFINISHED BUSINESS :

Newland Communities Proposed Annexation: No official update.

Deck Installation Concern on Stone Creek Court: The Board of Directors had additional discussion regarding concerns brought to their attention at previous meetings regarding a neighbors concern with a deck that was re-constructed behind her home on Stone Creek Court. The Board provided Mr. Eames with direct to contact both owners and report back at the next meeting with additional information.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:25 p.m. The next regularly scheduled meeting of the Board was tentatively set for June 23, 2014 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 23rd day of June 2014.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JUNE 23, 2014**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on June 23, 2014. Present were: Dave Marshall, Tom McHenry, Frank Silici, Debbie Tidler and Sean Donlin. Also, in attendance were four homeowner members, Rich Johnston, the Associations legal counsel, and Jessica Moser and 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 MEMBER PUBLIC FORUM:

Three homeowners were in attendance to discuss the beehives that they have installed on their lot and wanted to educate the Board and the community regarding this matter. A discussion ensued regarding bee keeping practices, impact to adjacent properties and how the Board will look at addressing these concerns in the future.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the April 28, 2014 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 28, 2014 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through May 31, 2014 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 May 31, 2014.

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 Committee: No official report.

SALAD Committee: No official report.

Social Committee: Mr. Eames noted to the Board that a new social committee hotline number has been established and added to the monthly Stonegate Messenger publication for homeowners to call if they have a question about an upcoming event, etc.

AdHoc Unified Community Trash Service Committee: There were several complaints that were submitted in the past couple of months related to timing of trash pick up not being consistent, owners not receiving a return call from the trash service contractor and stains being left on the streets. The Garbage Man has been contacted regarding the concerns noted.

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 on Riverstone Drive has a concern with how the Association is enforcing the parking covenants in the community and requested direction from the Board on if they would like to change the current enforcement process. At this time, the Board feels the parking covenant is being enforced correctly and would like to invite the owner with the concern and the neighbor they have the concern with to attend a future meeting to discuss this matter one on one.

Stonegate Village Owners Association
Board of Directors Meeting
June 23, 2014
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UNFINISHED BUSINESS:

Newland Communities Proposed Annexation: Rich Johnston, the Association's legal counsel was in attendance to discuss the recent letter received from the developer's attorney regarding their proposed annexation into the community and several stipulations that they requested be included as part of the proposed annexation. The Board requested that Mr. Johnston draft the necessary documents that will be needed to get a community meeting set up regarding this matter.

Deck Installation Concern on Stone Creek Court: Ms. Kathleen Snapp was in attendance to discuss her ongoing concern with the Board of Directors regarding the deck that her neighbor replaced on Stone Creek Court. The Board directed the Association's legal counsel to get a letter drafted and sent to Ms. Snapp outlining their direction and final decision regarding this matter.

NEW BUSINESS:


Stoneflower Drive Consideration: Homeowners submitted a written renewal request regarding parking and noted that they have three handicap people living in the home and need to always have access for a vehicle to leave which prohibits them from parking in driveway on occasion. Upon review, a motion was made, seconded and without public comment, unanimously passed that based upon the Fair Housing Act for Disabled Americans, the Association would be required to acknowledge that one vehicle could be parked in front of the home as may be needed contingent that the handicap sticker is visible and must be after 5:00 p.m.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 8:25 p.m. The next regularly scheduled meeting of the Board was tentatively set for July 28, 2014 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 July 2014.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JULY 28, 2014**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on July 28, 2014. Present were: Dave Marshall, Tom McHenry, Frank Silici, Debbie Tidler and Sean Donlin. Also, in attendance were four homeowner members, Rich Johnston, the Associations legal counsel, and Jessica Moser and 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 MEMBER PUBLIC FORUM:

One homeowner was in attendance for the meeting along with a friend of hers who is running as a libertarian candidate for the 44th congressional house district and wanted to stop by and introduce herself to the Board of Directors.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the June 23, 2014 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 23, 2014 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through June 30, 2014 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 June 30, 2014.

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 Committee: A homeowner on Mica Way submitted an appeal request to the Board of Directors for their review and consideration regarding a fencing relocation on their lot which was denied by the Modifications Committee as the proposed location would not comply with the set back requirements for a reverse corner lot per the guidelines. The Board of Directors requested that management contact Douglas County Zoning Department to clarify with them if this particular lot would be bound to the set back requirements and will report back to the Board with their findings so that the Board can make a final decision regarding this matter.

SALAD Committee: No official report.

Social Committee: No official report.

AdHoc Unified Community Trash Service Committee: There were a few comments submitted by homeowners who have issued complaints in the past regarding the timing of trash pick up not being consistent. The Garbage Man has been contacted regarding the concerns.

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.

Stonegate Village Owners Association

Board of Directors Meeting

July 28, 2014

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UNFINISHED BUSINESS :

Newland Communities Proposed Annexation: The Board reviewed and discussed the responses from Newland regarding the additional inquiries that Mr. Eames was asked to forward to them from the last Board meeting on the proposed annexation of their site into the Association. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve moving forward with communications with the Developer regarding the proposed annexation.

NEW BUSINESS:

2015 Proposed Budget: Mr. Eames and Director Silici reviewed and discussed the proposed 2015 budget. Upon final review, a motion was made, seconded and without public comment unanimously passed to approve the proposed 2015 budget as amended (Attachment A).

Annual Meeting Preparation: It was noted that the Annual Meeting is scheduled for November 6, 2014 at the Parker Fieldhouse at 6:00 p.m. and notice of the meeting will be mailed to all owners of record by October 20, 2014.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 8:25 p.m. The next regularly scheduled meeting of the Board was tentatively set for August 25, 2014 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 25th day of August 2014.

STONEGATE VILLAGE BOARD OF DIRECTORS

By: 
Secretary/Authorized Agent

**Stonegate Village Owners Association
2014 Approved Budget, 2014 Estimated Actual,
2015 Operations Budget and Narrative**

CATEGORY	2014 Approved	2014 Est. Actual	2015 Proposed
Revenues			
Assessments	\$604,208	\$604,208	\$604,208
Legal Fees	\$6,500	\$7,800	\$6,500
Late Fees	\$3,000	\$10,800	\$3,000
Interest/Other Income	\$6,000	\$2,800	\$3,000
Carry-Over Funds	\$83,204	\$83,204	\$74,954
Owner's Credit on Carry-Over Funds	-\$54,928	-\$54,928	-\$54,928
Accounts Receivable Contingency	-\$14,400	-\$4,200	-\$4,200
Total Receipts	\$633,584	\$649,684	\$632,534
Operational Expenses			
Holiday Lighting	\$32,000	\$31,000	\$32,000
Legal Fees	\$18,000	\$17,200	\$18,000
Insurance Premium	\$5,350	\$4,720	\$5,200
General Administration	\$32,250	\$31,800	\$32,250
Committee Administration	\$6,500	\$6,250	\$6,500
Professional Fees	\$94,400	\$92,300	\$94,000
Notice Board/Other Communication	\$2,800	\$1,760	\$2,400
Audit/Income Tax	\$1,600	\$1,450	\$1,500
Unified Trash/Recycling Services	\$370,884	\$370,884	\$370,884
Social Activities Director (PT)	\$11,800	\$11,600	\$11,800
Social/Recreational Committee	\$58,000	\$54,800	\$58,000
Total Operation, Community Services and Social/Recreational Expenses	\$633,584	\$623,764	\$632,534
Projected Net Income (Loss)	\$0	\$25,920	\$0

OPERATING REVENUES NARRATIVE

Homeowner Assessments

Budgetary estimate is based upon 3433 homes being assessed \$176.00 annually, billed quarterly at \$44.00. The assessment rate for 2015 will remain the same as 2014. For 2015, the owners will be receiving a credit on their assessments of \$16.00 annually, as the projected budgeted carry-over was in excess of necessary funding for 2014. The credit will be applied to each owners account quarterly on their assessment billing statement.

Income Categories Legal, Late Fees, and Interest Income

Legal fee reimbursements, Late fee, fine revenue, interest earned estimates are based upon historical data from previous year's data. Legal income is based upon projected costs associated with either assessment collection and/or covenant enforcement which the Association would seek to be reimbursed for costs from the owner.

Carry-over Funds

Historically the Owners Association has carried over to the following budget year all carry-over funds from the previous year to help offset operational costs in the coming year's budget which in turn helps off-set those expense cats to its members.

Owner's Credit on Carry-Over Funds

Historically the Owners Association has carried over to the following budget year all carry-over funds from the previous year to help offset operational costs in the coming year's budget which in turn helps off-set those expense costs to its members. The Associations carry-over funds for 2013 into 2014 exceeded the budgeted projections and therefore the Board of Directors has authorized that each owner receive their proportionate share of this excess carry-over as a credit on their 2015 assessments. See notes under Homeowners Assessments in this narrative.

Accounts Receivable Contingency

This budget category is established from actual previous year's documentation to address from a cash flow perspective potential loss of income by the Association for members that for one reason or another are not paying their assessments in a timely manner or at all in 2015.

OPERATING EXPENSES NARRATIVE

Holiday Decorations

Budget figure reflects the estimated costs associated with purchasing as necessary and installing decorations on the main monuments in the community owned by the Association for the holiday season. All proposed holiday lighting must be approved by the Board.

Legal-General

This budget category includes estimated costs associated with all general legal processes and opinions initiated by the Board of Directors for the benefit of the Association members, along with estimated costs associated with all types of potential legal covenants enforcement activities for the benefit of the Association members

Insurance

Budget estimate includes costs associated with maintaining the general liability, hazard and Director and Officer insurance policies for the Association. This figure does not include required and currently maintained insurance costs associated with those homeowners that are also a part of Stonegate.

General Administration

Budget estimate includes costs for copies, letterhead postage, faxes, envelopes, banking service charges, subscriptions and memberships, meeting location expenses, and assessment payment billings for four (4) quarters during the year for assessments including the unified trash/recycling program, along with a variety of other office type supplies that may be utilized by the Owners Association through its Board of Directors.

Committee Administration

Budget estimate includes costs for paper, postage, faxes, envelopes, along with a variety of other office type supplies that may be utilized by the Owners Association through its appointed Committees.

Professional Fees

Estimated costs associated with outside professional services to be utilized by the Owners Association that include but are not necessarily limited to, consulting services as may be directed by the Board, costs associated with management and accounting, community courtesy patrol, and basic contracted services for vacated homes that may not be being maintained (all associated vacant home maintenance costs will be billed back to the owner).

Notice Board/Other Communications

Estimated costs associated with maintaining the Owners Association seven (7) notice boards, including those costs associated with the announcements that are placed within the boards.

Audit, Tax Preparation

This budget category includes estimated costs associated with the preparation of the 2014 audit and tax return for the Association.

Unified Trash/Recycling Services

Budgeted figure includes all trash removal for all single family homes in the Association. The contract was executed in 2013, which guaranteed the rate through 2016.

Social Committee Volunteer Coordinator (PT)

Budget figures reflect the continued support of a part time Social Committee Volunteer Coordinator whose responsibilities include booking and pricing the activities, finding vendors, advertising the event, inviting correct pocket neighborhoods and overall neighborhoods, ordering food, arranging activities, setting the place the event will be held at, working with vendors when they arrive and setting up and cleaning up the event. Facilitates the events to ensure all goes as planned. Works within budget and may need to solicit discounts and special offers/pricing to stay within neighborhood budgets and guidelines.

Social/Recreational Activities

Budget figures reflect the continued support of the Board of Directors of a social/recreational budget for the Association to continue to convey a sense of "community" to the neighborhood and its respective members. This budgetary line item requires the continued organization and participation of volunteer homeowners.

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
SEPTEMBER 22, 2014**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on September 22, 2014. Present were: Dave Marshall, Tom McHenry, Frank Silici, Debbie Tidler and Sean Donlin. Also, in attendance were Jessica Moser and 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 MEMBER PUBLIC FORUM:

There were not any homeowners in attendance for the public forum portion of the meeting.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the July 28, 2014 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of July 28, 2014 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through August 31, 2014 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, 2014.

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.

RATIFICATION OF ELECTRONIC CONSENT: Upon review, a motion was made, seconded and without public comment, unanimously passed to ratify an electronic consent to deny a fence variance that was reviewed at the July meeting.

COMMITTEE REPORTS:

Modifications Committee: No official report.

SALAD Committee: No official report.

Social Committee: No official report.

AdHoc Unified Community Trash Service Committee: There were a few comments submitted by homeowners who have issued complaints in the past regarding the timing of trash pick up not being consistent and the manner in which cans are being left after pick up. The Garbage Man has been contacted regarding the concerns.

HOMEOWNER HEARING: Owner of 10125 Riverstone Drive was in attendance for a scheduled hearing regarding parking violations. The owner noted that they continue to try and make every effort to comply with the parking covenants and will continue to do so.

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.

Stonegate Village Owners Association

Board of Directors Meeting

September 22, 2014

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UNFINISHED BUSINESS :

Newland Communities Proposed Annexation: The Board reviewed and discussed the responses from Newland regarding the additional inquiries that Mr. Eames was asked to forward to them from the last Board meeting on the proposed annexation of their site into the Owners Association. Mr. Eames provided the Board with the revised draft of the First Subsequent Amendment of Declaration as prepared by Rich Johnston. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the First Subsequent Amendment of Declaration, and to have Mr. Eames contact Newland Communities regarding having a presentation meeting being established to take owner comments and questions, prior to the official notice and vote being mailed out to the membership that will be held in conjunction with this years Annual membership meeting on November 6th.

Annual Meeting Preparation: It was noted that the Annual Meeting is scheduled for November 6, 2014 at the Parker Fieldhouse at 6:00 p.m. and notice of the meeting will be mailed to all owners of record by October 20, 2014.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:08 p.m. The next regularly scheduled meeting of the Board was tentatively set for October 27, 2014 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 27th day of October 2014.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
OCTOBER 27, 2014**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on October 27, 2014. Present were: Dave Marshall, Tom McHenry, Frank Silici, Debbie Tidler and Sean Donlin. Also, in attendance were Jessica Moser and 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 MEMBER PUBLIC FORUM:

There were not any homeowners in attendance for the public forum portion of the meeting.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the September 22, 2014 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of September 22, 2014 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through September 30, 2014 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 September 30, 2014.

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 Committee:

Requests for Variance-Shed: Homeowner at 17526 Celestine Court was in attendance to request the Board's consideration in granting a variance for a proposed shed that will exceed the maximum height permitted of 6' which was reviewed and denied by the Modifications Committee. After a lengthy review and discussion, it was determined that the owner will be resubmitting additional information to look at installing the structure to attach to the home rather than a stand alone shed. Once the additional information is received, it will be resubmitted to the Modifications Committee for review and consideration.

Homeowners at 10053 Granite Hill Drive were in attendance to request the Board's consideration in granting a variance for a proposed shed that will exceed the maximum height permitted of 6'. This request has not yet been submitted to the Modifications Committee and the Board requested that the owner provide more detailed information such as photos, etc to show the lot, the proposed location of the shed and how it will be screened from view. Once the additional information is received, it will be forwarded to the Board of Directors for their review and consideration.

SALAD Committee: No official report.

Social Committee: No official report.

AdHoc Unified Community Trash Service Committee: No official report.

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.

Stonegate Village Owners Association
Board of Directors Meeting
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UNFINISHED BUSINESS :

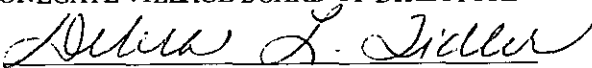
Newland Communities Proposed Annexation: The Board reviewed and discussed additional information that was received from Newland Communities regarding 4 open space tracts that the Lincoln Park Metropolitan District at this point would not be willing to own and maintain that could be included in the proposed annexation. The Board requested that management contact the Lincoln Park Metropolitan District to gain clarification on why the District is not willing to accept the 4 tracts into the District and will report back to the Board with his findings.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:08 p.m. The next regularly scheduled meeting of the Board was tentatively set for January 26, 2015 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 26th day of January 2015.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

STONEGATE VILLAGE OWNERS ASSOCIATION, INC.
ANNUAL MEMBERS MEETING MINUTES
NOVEMBER 6, 2014

CALL TO ORDER

The meeting was called to order at 6:10 p.m. by Tom McHenry, Stonegate Village Owners Association Vice-President. Notice was given to all members in accordance with the Bylaws of the Association. Mr. McHenry noted that we did have a quorum to conduct the meeting. Mark L. Eames of PCMS was also present.

Mr. McHenry introduced the current Board Members:

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

Mr. McHenry 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 2013 ANNUAL MEETING MINUTES

Mr. Eames asked the homeowners in attendance to review the 2013 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)

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

Mr. Eames opened the floor for nominations. Hearing none, a motion was made, seconded and without public comment unanimously passed to close nominations. 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: Dave Marshall, Tom McHenry and Frank Silici. There were five write in candidates who each had one vote: Jeff Miller, Danelle DiGosio, Ron Lyster, Doug Golden and Gary Garcia.

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.

Board of Directors: Published 11 newsletters which constituted hundreds of hours of production time (excluding printing and mailing) and continued to strive to create a better community for all homeowners in Stonegate.

2014 FINANCIAL REPORT AND 2015 BUDGET RATIFICATION

Mr. Eames reviewed the 2014 financial condition of the Association and then presented the 2015 Budget. Key points discussed were as follows:

- Mr. Eames reviewed the budget line-by-line with the members and explained how the budget amounts were established by the Board.
- It was noted that the assessment rate for 2015 will be \$176.00 annually and will continue to be billed quarterly. The assessment rate for 2015 is not increasing from 2014.

Due to less than a majority of the homeowners being in attendance either by person or by proxy, the 2015 budget was ratified as presented. The assessment will be \$176.00 annually, billed quarterly for the 2015 assessment year. For 2015, the owners will be receiving a credit on their assessments of \$16.00 annually, as the projected carry-over was in excess of necessary funding for the 2015 budget. The credit will be applied to each owners account quarterly on their assessment billing statement.

NEW BUSINESS

Mr. Eames reviewed and took questions from the floor regarding various public interest items in the community, including the proposed Newland PD Amendment No. 12 site on the north side of the community near E-470. Mr. Eames noted that as additional information becomes available, it will be presented to the homeowners.

HOMEOWNER ITEMS RELATED TO ASSOCIATION BUSINESS

Mark opened the floor to general questions.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:40 p.m.