

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JANUARY 26, 2015**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on January 26, 2015. 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

NOMINATION AND ELECTION OF OFFICERS:

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2015:

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 2015 Officers.

RECORD OF PROCEEDINGS:

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

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through December 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 December 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:

2015 Committee Appointments: The Board of Directors reviewed the 2015 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 2015: Dave Marshall, Sean Donlin, Bill Cira, Channing O'Dell and Tyler Fritz.

Modifications Committee: Director Marshall stated that he would like to have a meeting of the Modifications Committee scheduled in the near future to meet the new member and to sit down with the group and discuss any pending items or thoughts on how the review process is working out and provided direction to management to get a meeting scheduled.

SALAD Committee: No official report.

Social Committee: No official report.

AdHoc Unified Community Trash Service Committee: No official report.

Stonegate Village Owners Association

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January 26, 2015

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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 :

Newland Communities Proposed Annexation: The Board reviewed and discussed the revised proposed document that was received from Newland Communities that was also reviewed by Rich Johnston, the Association's legal counsel. Upon review, a motion was made, seconded and without public comment unanimously passed to approve the revised document as presented. Management will work on getting a date/time established for March 2015 and an invitation to send to the community for the presentation that Newland will provide and will then look at getting the special meeting notice and ballot out to the community.

NEW BUSINESS:

Kathleen Snapp Letter: The Board of Directors reviewed a letter submitted by homeowner Kathleen Snapp. After a lengthy review, it was determined that Director Marshall will respond directly to Ms. Snapp regarding her letter.

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 February 23, 2015 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 February 2015.

STONEGATE VILLAGE BOARD OF DIRECTORS

By *Debra L. Tiller*
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS SPECIAL MEETING
MARCH 11, 2015**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on March 11, 2015. Present were: Dave Marshall, Tom McHenry, Frank Silici, Debbie Tidler and Sean Donlin. Also, in attendance was Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 7:10 p.m. and noted that there was a quorum.

WAIVER OF NOTICE FOR THE MEETING:

Mr. Eames noted that since each Board member was not provided with a minimum 72 hours written notice of this meeting, the Board would need to unanimously consent to conduct the meeting. Motion was made, seconded and with no public comment, unanimously passed that each Board member is waiving his/her 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.

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 January 26, 2015 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 26, 2015 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through February 28, 2015 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 February 28, 2015.

UNFINISHED BUSINESS :

Proposed Annexation-Notice Review: The Board discussed at length the comments and questions from the members at the presentation meeting as they related to scope and authorities of both the Lincoln Park and Stonegate Village Metropolitan Districts, versus the impact of the site to the homeowners as it directly related to future covenants, restrictions, architectural and maintenance standards that are within the authority and scope of the Owners Association. After a final discussion, a motion was made, seconded and with no public comment, unanimously passed that the Owners Association Board of Directors supports the proposed amendment of annexation and would solicit a vote by written ballot to the membership to amend the Owners Associations Declaration to annex the Newland site into the Owners Association, and that the final cover letter of the notice to be mailed on or about April 3, 2015, to the membership would be reviewed and electronically consented to by the Board.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 8:15 p.m. The next regularly scheduled meeting of the Board was tentatively set for April 27, 2015 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 April 2015.

STONEGATE VILLAGE BOARD OF DIRECTORS

By: 
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
APRIL 27, 2015**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on April 27, 2015. Present were: Dave Marshall, Tom McHenry, Frank Silici, Debbie Tidler and Sean Donlin. Also, in attendance were three homeowner members, 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 three homeowner members in attendance for the public forum portion of the meeting to discuss their submitted variance requests.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the March 11, 2015 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of March 11, 2015 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through March 31, 2015 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, 2015.

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.

16465 Sequoia Court-Painting Appeal/Variance Request: Homeowners from 16465 Sequoia Court were in attendance to appeal the decision of the Modifications Committee to deny their painting request due to the colors that appeared to be too close of a match to the neighbor. Upon review of the actual paint samples and information the owners provided, a motion was made, seconded and without public comment, unanimously passed to approve the colors that were originally submitted. A letter will be sent to the owner for their files noting the approval of their appeal/variance request.

16107 Amber Rock Court-Shed Appeal/Variance Request: Homeowner from 16107 Amber Rock Court was in attendance to request a variance to the Modification Committee's decision to deny their request for a shed as it exceeds the required height per the guidelines. Upon review of the information submitted and based on the proposed location of the shed and the way the lot sits, a motion was made, seconded and without public comment, unanimously passed to approve the request for a variance of the shed contingent that it is removed upon the sale or lease of the home, the shed must be painted to match the body color of the home and the roofing material on the shed must match the home per the guidelines.

SALAD Committee: No official report.

Social Committee: No official report.

AdHoc Unified Community Trash Service Committee: No official report.

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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 :

Newland Communities Proposed Annexation-Vote Tabulation and Confirmation: The Board of Directors reviewed the ballots that were submitted regarding the Newland Communities Proposed Annexation. The Association had a total of 790 ballots submitted with 695 voting in favor of the proposed amendment and 95 voting against. Upon review, a motion was made, seconded and without public comment unanimously passed to confirm the vote tabulation (Attachment A) that was acknowledged and executed by the Secretary of the Association. The next step will be to finalize the amendment and reimbursement agreement with Newland Communities, get the final document executed and recorded in Douglas County and a copy of the recorded document will be mailed to all owners of record with their next quarterly billing statement for their files.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:02 p.m. The next regularly scheduled meeting of the Board was tentatively set for June 22, 2015 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 22nd day of June 2015.

STONEGATE VILLAGE BOARD OF DIRECTORS

By *Silvia L. Jidder*
Secretary/Authorized Agent

STONEGATE VILLAGE

Owners Association, Inc.

STONEGATE VILLAGE OWNERS ASSOCIATION, INC. BALLOT COUNT

PROPOSED AMENDMENT (ANNEXATION AGREEMENT) TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONEGATE VILLAGE OWNERS ASSOCIATION

VOTE TABULATION

Votes IN FAVOR of and APPROVE the proposed Amendment	695
Votes AGAINST and REJECT the proposed Amendment	95

With my signature below I do hereby certify that the above listed vote tabulation, accurately reflects the votes cast via Written Ballot.

(Signature) Secretary of the Association 4-27-2015 Date

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JUNE 22, 2015**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on June 22, 2015. Present were: Dave Marshall, Tom McHenry, Frank Silici, Debbie Tidler and Sean Donlin. Also, in attendance were two homeowner members, 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 two homeowner members in attendance for the public forum portion of the meeting to discuss their submitted variance request.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the April 27, 2015 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 27, 2015 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through May 31, 2015 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, 2015.

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.

10211 Riverstone Drive-Front Door Paint Color Appeal/Variance Request: Homeowners from 10211 Riverstone drive submitted a letter to appeal the decision of the Modifications Committee to deny their request to paint their front door a yellow color (Decisive Yellow). Upon review of the information the owners provided, along with their neighbors acknowledgement signatures, a motion was made, seconded and without public comment, unanimously passed to approve the Decisive Yellow color for the front door only that was originally submitted. A letter will be sent to the owner for their files noting the approval of their appeal/variance request.

9481 Longstone Drive-Pergola Painting Requirement- Appeal/Variance Request: Homeowner from 9481 Longstone Drive submitted a letter to appeal the decision of the Modifications Committee to have their pergola painted/stained to match the body or trim color of the home which is a requirement in the Community-wide Standards. Upon review of the information submitted, the Board requested that this matter be tabled pending a photo of the pergola and a photo of the home so that they can better determine if a variance can be granted.

10609 Winterflower Way-Pergola Painting Requirement- Appeal/Variance Request: Homeowner from 10609 Winterflower Way submitted a letter to appeal the decision of the Modifications Committee to have their pergola painted/stained to match the body or trim color of the home which is a requirement in the Community-wide Standards. Upon review of the information submitted, a motion was made, seconded and without public comment, unanimously passed to approve the request for a variance of the requirement to have the pergola painted or stained the body or trim color of the home until such time as the owner repaints the exterior of the home or upon sale or lease of the home and at that point the pergola will need to be painted or stained to match the body or trim color of the home. A covenant agreement will be prepared and sent to the owner for their signature and will be recorded with the Douglas County Recorder.

10088 Chelmsford Terrace-Lawn Ornaments/Decoration and Deck Rail Covering Appeal/Variance Request: Homeowners from 10088 Chelmsford Terrace were in attendance to request a variance to the Modification Committee's decision to deny their request for several lawn ornaments/decorations and the deck railing covering that was added to their deck. Upon review of the information submitted and based on discussion with the owners, this matter was tabled so that the Board can drive by the home to take a look at the items before making a final decision.

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COMMITTEE REPORTS CONTINUED:

SALAD Committee: No official report.

Social Committee: No official report.

AdHoc Unified Community Trash Service Committee: Director Tidler discussed a conversation that she had with Bob Rhodes regarding a possible renewal of the current contract that will expire March 31, 2016. After discussion, it was requested that Mr. Rhodes attend the next Board of Directors meeting to discuss moving forward. It was noted that while there have been a few minor services issues during the tenure of the current contract, overall the service has been good and the Board would like to continue discussions on renewing the contract.

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. One owner in the community submitted a request to the Board of Directors to look at having the Association sponsor and administrate a Facebook page. After discussion, the Board determined that there are already several social media pages that various homeowners have started and the Association does not want to pursue an official Facebook page at this time that would be maintained by the Association.

UNFINISHED BUSINESS:

Newland Communities Annexation Agreement Finalized: A copy of the executed Annexation Agreement was mailed to all owners with their 3rd quarter billing statement and is posted on the community website, to be effective 7/1/15. Mr. Eames noted that he is working on getting an itemized invoice to Newland Communities for the expenses of the mailing and getting the document finalized.

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.

Community Notice Board Discussion: Mr. Eames noted that the current community notice board signs are starting to show signs of disrepair and reviewed a new proposed community notice board sign design with the Board of Directors. Upon review, the Board requested that Mr. Eames look at obtaining a bid to have the stonework that is used at each community entry sign utilized for the base and sides of the community notice board signs and report back at the next meeting with the estimated costs.

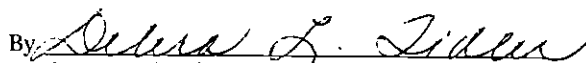
District Maintained Entry Monument Signage Concerns: Director Marshall reported that he has received a few calls regarding residents in the Cornerstone neighborhood that feel the entry to their community is not as well kept and maintained as the other entry areas. Part of the concern is the type of native landscaping that surrounds this particular entry sign. Mr. Eames noted that he would get in touch with the District manager to see if there might be an option to look at cutting back some of the native grasses behind the sign to give it a more clean appearance and will report back to the Board.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 8:50 p.m. The next regularly scheduled meeting of the Board was tentatively set for July 27, 2015 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 July 2015.

STONEGATE VILLAGE BOARD OF DIRECTORS

By: 
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JULY 27, 2015**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on July 27, 2015. Present were: Dave Marshall, Tom McHenry, Frank Silici, Debbie Tidler and Sean Donlin. Also, in attendance were five homeowner members, Jessica Moser and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:04 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 five homeowner members in attendance for the public forum portion of the meeting and one owner had several comments and questions regarding the common area landscape maintenance which is maintained by the District, snow removal which is completed by the County, soliciting complaints and complaints regarding four (4) specific homes for lack of landscape maintenance.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the June 22, 2015 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 22, 2015 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through June 30, 2015 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, 2015.

Homeowner Requests to Remove Penalties: Homeowner at 15916 Sequoia Drive submitted a request to remove the \$75 in penalties that have been applied against their lot due to the exterior of the home not being painted, as the work has now been completed. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the owners request to remove \$75 in penalties.

Homeowner at 15842 Greenstone Lane submitted a request to remove the \$75 in penalties that have been applied against their lot due to the exterior of the home not being painted, as the work is scheduled to be completed in the near future. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the owners request to remove \$75 in penalties, once the work has 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.

COMMITTEE REPORTS:

Modifications Committee: No official report.

9481 Longstone Drive-Pergola Painting Requirement- Appeal/Variance Request: Homeowners from 9481 Longstone Drive were in attendance at the meeting and submitted a letter to appeal the decision of the Modifications Committee to have their pergola painted/stained to match the body or trim color of the home which is a requirement in the Community-wide Standards. Upon review of the information submitted and discussion with the owners in attendance, a motion was made, seconded and without public comment unanimously passed to approve the owners request to maintain the current stain color on their pergola contingent that any future paint color schemes must continue to incorporate the pergola color so that it matches either the body or trim color of the home.

16350 Hedgeway Drive-Pergola Painting Requirement- Appeal/Variance Request: Homeowners from 16350 Hedgeway Drive were in attendance at the meeting and submitted a letter to appeal the decision of the Modifications Committee to have their pergola painted/stained to match the body or trim color of the home which is a requirement in the Community-wide Standards. Upon review of the information submitted and discussion with the owners in attendance, a motion was made, seconded and without public comment unanimously passed to approve the owners request to maintain the current stain color on their pergola contingent that when the exterior of the home is in need of painting, the owner must select a new color scheme that will more closely incorporate the color of the pergola.

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COMMITTEE REPORTS CONTINUED:

SALAD Committee: No official report.

Social Committee: No official report.

AdHoc Unified Community Trash Service Committee: Bob Rhodes with The Garbage Man was in attendance to review the potential renewal of the trash service contract with the Board of Directors which will expire in March 2017. Upon review and discussion of the current service, Mr. Rhodes agreed to send in a revised addendum to renew the contract which will be provided to the Board of Directors for their final review and consideration of approval via electronic consent.

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:

Newland Communities Annexation Invoice: A copy of the itemized invoice that was submitted to Newland was provided to the Board of Directors for their information.

10088 Chelmsford Terrace-Lawn Ornaments/Decoration and Deck Rail Covering Appeal/Variance Request: The Board continued discussion regarding the request last month from the owners at 10088 Chelmsford Terrace that requested a variance to the Modification Committee's decision to deny their request for several lawn ornaments/decorations and the deck railing covering that was added to their deck. Management noted that the owner has removed all of the lawn ornaments/decorations, but that the deck rail covering has not changed. Upon review, a motion was made, seconded and without public comment, unanimously passed to deny the request for a variance for the lawn ornaments/decorations and that the deck rail covering may remain contingent that the owner bring the drip lines that are currently visible on the outside of the deck, to the inside and that the deck rail covering must be removed upon the sale or lease of the home, whichever may occur first.

Community Notice Board Discussion: As a follow up, Mr. Eames reviewed the updated renderings of the proposed notice board signs and provided three different ideas. Upon review and discussion, the Board provided direction to Mr. Eames on which style and height they preferred on the updated renderings and asked that Mr. Eames obtain a cost proposal for the signs. Once received, the information will be sent to the Board electronically for their review and consideration of approval via electronic consent.

Homeowner Request for Variance -Painting: Director McHenry reviewed his request for a variance regarding the Modification Committee's decision to deny his request to paint his garage door white, which is the trim color he submitted. The approval indicated that the garage door would need to be painted the body color of the home. Upon review and discussion, a motion was made, seconded and without public comment passed with a vote of 4 in favor and 1 abstaining to approve Director McHenry's request to paint the garage door white.

NEW BUSINESS:

2016 Budget Preparation: Mr. Eames noted that he will be getting together with Director Silici to review the proposed 2016 budget prior to the Board's next meeting so that a draft can be presented to the Board for their review and consideration of approval in September.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:55 p.m. The next regularly scheduled meeting of the Board was tentatively set for September 10, 2015 at 6:00 p.m. pending confirmation that the community center is available that evening.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 10th day of September 2015.

STONEGATE VILLAGE BOARD OF DIRECTORS

By *Anna L. Sidler*
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
SEPTEMBER 10, 2015**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on September 10, 2015. Present were: Dave Marshall, Tom McHenry, Frank Silici, Debbie Tidler and Sean Donlin. Also, in attendance were four homeowner members, 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 four homeowner members in attendance for the public forum portion of the meeting and two owners had several comments and information that they wanted to provide to the Board regarding the HUD Affirmatively Furthering Fair Housing Act (AFFH).

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the July 27, 2015 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 27, 2015 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through July 31, 2015 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, 2015.

Homeowner Requests to Remove Penalties: Homeowner at 10116 Granite Hill Drive, 9417 Longstone Drive, 16439 Oakwell Court and 15383 Woodruff Way submitted requests to remove penalties that have been applied against their lot due to the exterior of the home not being painted, as the work has now been completed. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve all four of the owners requests to remove the penalties that have been applied against their lots.

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.

10382 Rowlock Way- Painting - Appeal/Variance Request: Homeowner from 10382 Rowlock Way was in attendance at the meeting and submitted a letter to appeal the decision of the Modifications Committee to only allow the accent color submitted on the front door and shutters as the owner would like to utilize the accent color on the upper roof peaks also. Upon review of the information submitted and discussion with the owner in attendance, the Board requested that the owner apply the proposed accent color to a portion of the trim above the garage door for the Board to review and based on that review, will make a final decision regarding the owners request.

9967 Millrock Terrace-Play Structure- Appeal/Variance Request: Homeowners from 9967 Millrock Terrace submitted a letter to appeal the decision of the Modifications Committee to place their play structure in the submitted location on their lot as they noted it is on the only place on their lot that can accommodate the play structure. The Board requested that management contact the owner to obtain current photos of the actual structure showing the current location on their lot, along with additional photos of their entire rear yard to try and determine if an exception can be made on their request.

16081 Bluebonnet Drive-Shed- Appeal/Variance Request: Homeowners from 16081 Bluebonnet Drive submitted a letter to appeal the decision of the Modifications Committee to install a shed on their lot that exceeds the size requirements per the Community-wide Standards document. Upon review of the information submitted, a motion was made, seconded and without public comment unanimously passed to approve the owners request to install the shed as submitted contingent that the shed is painted to match the body color of the home, must be removed upon the sale or lease of the home and if the owner will be building the shed (rather than purchasing the pre-constructed shed that was submitted), it will need to be resubmitted to the Modifications Committee for their review and consideration of approval prior to installation.

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COMMITTEE REPORTS CONTINUED:

SALAD Committee: No official report.

Social Committee: No official report.

AdHoc Unified Community Trash Service Committee: No official report.

HOMEOWNER HEARING:

Homeowner from 16186 Crestrock Court was in attendance for the scheduled hearing to discuss the Association's request to have the exterior of the home repainted. The owner indicated that he did not receive the initial letter sent in April 2015 and that they agree some portions of the home are in need of painting and noted that they will plan to have the home repainted by November 30, 2015 and if that is not going to happen based on weather, etc, the owner will notify the Association accordingly.

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:

Community Notice Board Discussion: As a follow up, Mr. Eames noted that he is still pending additional proposals for the Community Notice Board signs and once received, will forward to the Board for their review.

2016 Budget Preparation: Mr. Eames noted he and Director Silici have discussed the proposed 2016 budget prior to the meeting and provided the first draft to the Board for their review. Based upon further discussions at the meeting, it was determined that a work session would be scheduled for final review and approval of the 2016 budget.

The Garbage Man Trash Contract Addendum: The Board of Directors reviewed the revised addendum to renew the contract with The Garbage Man. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the revised addendum as presented and authorized the President to execute the document.

NEW BUSINESS:

Annual Meeting Preparation: Mr. Eames noted that the Annual Meeting has been scheduled for November 3, 2015 at 6:00 p.m. at the Stonegate Community Center and that there are two positions up this year for election.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:55 p.m. The next regularly scheduled meeting of the Board was tentatively set for November 3, 2015 following the Annual Meeting.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 3rd day of November 2015.

STONEGATE VILLAGE BOARD OF DIRECTORS

By *Alicia L. Tidler*
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
OCTOBER 1, 2015**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the offices of PCMS on October 1, 2015. Present were: Dave Marshall, Tom McHenry, Frank Silici and Debbie Tidler. 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 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 10, 2015 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 10, 2015 as presented.

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 and reviewed correspondence from legal counsel regarding the condition of the home at 10263 Mica Way and the assessment provided by the receiver. After a lengthy discussion, management was provided direction by the Board to follow up with legal counsel and report back to the Board with their findings.

UNFINISHED BUSINESS:

Management Contract Addendum: As a follow up to discussion at the last meeting, Mr. Eames provided a proposed addendum to the current management contract for the Board's review. Upon final discussion, a motion was made, seconded and without public comment, unanimously passed to approve the addendum as presented and authorized the President to execute such.

2016 Budget Review: Mr. Eames and Director Silici reviewed the revised 2016 budget draft with the Board of Directors. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the 2016 budget which will be included in the official notice of the Annual Meeting that will be sent to all homeowners of record.

NEW BUSINESS:

10130 Lodestone Way- Painting - Appeal/Variance Request: Homeowner from 10130 Lodestone Way submitted a request for an appeal to the Modifications Committee's decision to deny their painting scheme as the selected body color appears too similar to neighboring homes. Upon review of the information submitted, a motion was made, seconded and without public comment unanimously passed to approve the owners request for an appeal for the selected color scheme.

Community Sign Boards: The Board discussed the two proposals that have been received for the replacement of the seven (7) sign boards in the community. Based upon the information presented, a motion was made, seconded and without public comment unanimously passed to provide the third bidder until October 15, 2015 to submit their proposal. If the third bidder submits their proposal and it is appreciable to the other bids, then management will send out a notice for an electronic vote on the three bids. If the Association either does not receive the third proposal or if the Association receives the third proposal, but it is not considered appreciable to the other proposals, the Board agreed to move forward with the proposal from Architectural Signs at a cost not to exceed \$ 16,800.00 per sign, to include permits.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:55 p.m. The next regularly scheduled meeting of the Board was tentatively set for November 3, 2015 following the Annual Meeting.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 3rd day of November 2015.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
NOVEMBER 3, 2015**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on November 3, 2015. Present were: Dave Marshall, Tom McHenry, Frank Silici, Debbie Tidler and Sean Donlin. Also, in attendance was Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 7:21 p.m. and noted that there was a quorum.

WAIVER OF NOTICE FOR THE MEETING:

Mr. Eames noted that since each Board member was not provided with a minimum 72 hours written notice of this meeting, the Board would need to unanimously consent to conduct the meeting. Motion was made, seconded and with no public comment, unanimously passed that each Board member is waiving his/her 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.

HOMEOWNER MEMBER PUBLIC FORUM:

There were not any homeowners in attendance for the public forum portion of 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 2016:

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 2016 Officers.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:42 p.m. The next regularly scheduled meeting of the Board was tentatively set for January 25, 2016 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 January 2016.

STONEGATE VILLAGE BOARD OF DIRECTORS

By _____

Secretary/Authorized Agent