

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JANUARY 23, 2017**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on January 23, 2017. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Debbie Tidler and Frank Silici. Also, in attendance was one homeowner member 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:

The Board of Directors addressed the inquiries of the owner in attendance.

OFFICER REPORTS

NOMINATION AND ELECTION OF OFFICERS:

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2017:

| | |
|----------------|--------------------------------|
| 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 2017 Officers.

RECORD OF PROCEEDINGS:

The first item of business was to review the October 24, 2016 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, 2016 as presented.

FINANCIAL REPORT REVIEW:

The revised unaudited financial and delinquency reports through December 31, 2016 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, 2016.

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:

2017 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 confirm that Channing O'Dell and Tyler Fritz still has an interest in being on the Committee for 2017 and if both did then to appoint the following members to the Modifications Committee for 2017: Dave Marshall, Sean Donlin, Channing O'Dell, Tyler Fritz and John Almon. If either Channing O'Dell or Tyler Fritz do not decide to continue on the Committee for 2017, then Scott Mull would be appointed to fill that position.

Modifications Committee: No official report.

SALAD Committee: No official report.

Social 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.

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Board of Directors Meeting
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UNFINISHED BUSINESS:

Non Binding Hen Survey Results: The Board of Directors extended their sincere appreciation to everyone that participated in the non-binding survey during our 2016 Annual Membership Meeting. The cumulative tabulations for the non-binding hen survey that was announced at the Annual Membership Meeting showed that slightly less than 75% of the responses were AGAINST proposing an amendment to the existing Declaration to allow residents of Stonegate Village to keep up to four hen chickens. In recognition of our members input, a motion as made, seconded and with no public comment unanimously passed that the Board would not take any further action on pursuing an amendment to the governing documents, which currently prohibit poultry from being kept within Stonegate

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:50 p.m. The next regularly scheduled meeting of the Board was tentatively set for February 27, 2017 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 February 2017.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
APRIL 24, 2017**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on April 24, 2017. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Debbie Tidler and Frank Silici. Also, in attendance were several members of the public 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:

The Board of Directors opened the floor for member public comments.

An owner on Cheewall Lane submitted a letter to request a variance for her son's vehicle to park on the street as it is too low to the ground and can't clear the curb. The Board provided the owners with some suggestions regarding the challenges the owner's son is having in getting the vehicle onto the driveway. The owners agreed to look into some of the options provided and report back to the Association.

Three owners off of Stonewillow Drive were in attendance to discuss some correspondence sent by one of the owners in attendance requesting that the covenants be changed to not allow parking on the street at any time. The owner also expressed concern that the current parking covenants are not being effectively enforced and that many owners are utilizing their garage for storage and not parking vehicle(s) as outlined in the governing documents. The Board engaged in a lengthy conversation with the members, soliciting their thoughts on what processes/procedures they felt could be addressed in a more effective manner and noted that they would look into the suggestions/comments presented.

NEWLAND COMMUNITIES GUEST: SANDI THOMAS:

Ms. Sandi Thomas with Newland Communities was in attendance to provide the Board of Directors an update regarding the Meritage Homes elevation plans, the remaining land parcels and the status of the Owners Associations request to have the Declarant assign a non-exclusive right for enforcement of the Commercial Association's covenants, by the Owners Association.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the January 23, 2017 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, 2017 as presented.

FINANCIAL REPORT REVIEW:

The revised unaudited financial and delinquency reports through December 31, 2016 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, 2016.

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.

10410 Longleaf Drive- Shed-Appeal/Variance Request: Homeowner from 10410 Longleaf Drive submitted a letter to appeal the decision of the Modifications Committee regarding the unapproved shed they have installed on their lot that does not comply with the requirements per the Community-wide Standards document. After a lengthy review, the Board tabled further action on this business matter and requested that management contact the owner to obtain their consent to enter the property and take some photo's of the shed, its current location and any potential options for another location within the owners rear yard, and report back to the Board at their next regularly scheduled meeting.

SALAD Committee: No official report.

Social Committee: No official report

Stonegate Village Owners Association

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April 24, 2017

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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.

NEW BUSINESS:

Highlands at Stonegate Billing Process: A Board Member from the Highlands at Stonegate contacted management to inquire if the assessment billing process for the Owners Association could be changed for their sub-association. Currently the sub-association is billed annually, instead of each individual owner and the Board member is requesting consideration that the sub-association owners are sent a quarterly billing directly, similar to how the remaining portion of the community is billed.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:50 p.m. The next regularly scheduled meeting of the Board was tentatively set for June 26, 2017 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 June 2017.

STONEGATE VILLAGE BOARD OF DIRECTORS

By *Debra L. Tidler*
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JUNE 26, 2017**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on June 26, 2017. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Debbie Tidler and Frank Silici. Also, in attendance was Michael Haugen, a member of the public 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:

The Board of Directors opened the floor for member public comments. Mr. Haugen made a brief presentation regarding his rear yard gazebo that was denied by the Modifications Committee and was seeking the Board of Directors consideration in granting a variance to their decision.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the April 24, 2017 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 24, 2017 as presented.

FINANCIAL REPORT REVIEW:

The revised unaudited financial and delinquency reports through May 31, 2017 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, 2017.

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:

The Board of Directors were provided with information for a shed variance request at 10410 Longleaf Drive that was discussed at the last meeting. Upon review, a motion was made, seconded and without public comment, unanimously passed to ratify the electronic consent to approve the shed in its current location with several additional stipulations that would be required for the owner to resubmit to the Modifications Committee for review and consideration. As an update, Mr. Eames indicated that the owner decided to remove the shed, rather than resubmit with the additional stipulations.

COMMITTEE REPORTS:

Modifications Committee: No official report.

SALAD Committee: No official report.

Social 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.

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, passed 4-1 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.

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

June 26, 2017

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UNFINISHED BUSINESS:

The Garbage Man Concerns: Bob Rhodes with The Garbage Man was in attendance to address several service concerns that were brought to the Associations attention recently regarding trucks leaking and leaving a mess on the streets, missed pick-ups, etc.

NEW BUSINESS:

CVS Pharmacy Monument Signage: Mr. Eames provided the Board with an update regarding the signage at the CVS Pharmacy site. Mr. Eames has spoken to a representative for the owner of the site and they are more than willing to take a look at the monument sign and make the necessary changes to bring it back into compliance with the commercial site signage theme.

Longleaf Drive Gazebo: The Board discussed the information provided by Mr. Haugen regarding his rear yard gazebo. Upon final review, a motion was made, seconded and without public comment, unanimously passed to allow the rear yard gazebo as presented by Mr. Haugen, provided that if the structure is ever damaged, becomes in poor condition or faded or the owner rents or sells the home, it will be permanently removed.

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 August 28, 2017 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 August 2017.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
AUGUST 28, 2017**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on August 28, 2017. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Debbie Tidler and Frank Silici. Also, in attendance was one member of the public 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:

The Board of Directors opened the floor for member public comments. There were no member public forum requests and/or statements.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the June 26, 2017 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 26, 2017 as presented.

FINANCIAL REPORT REVIEW:

The revised unaudited financial and delinquency reports through July 31, 2017 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, 2017.

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: 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.

UNFINISHED BUSINESS:

CVS Pharmacy Monument Signage: Mr. Eames provided the Board with an update regarding the signage at the CVS Pharmacy site. Mr. Eames has communicated with the developer and they have confirmed that they will bring the sign into compliance and more aesthetically consistent with the other commercial sites in the community.

Stonegate Village Owners Association

Board of Directors Meeting

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NEW BUSINESS:

2018 Budget Review: Mr. Eames and Director Silici reviewed the proposed 2018 budget draft with the Board of Directors. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the 2018 budget (Attachment A) which will be included in the official notice of the Annual Meeting that will be sent to all homeowners of record.

Annual Meeting Preparation: Mr. Eames noted that the Annual Meeting has been scheduled for November 27, 2017 at 6:00 p.m. at the Stonegate Community Center and that there are three positions up this year for election.

GUEST SPEAKER:

Traffic Concerns in Community: Commissioner Weaver was in attendance at the meeting to discuss the recent hit and run incident off of Stonegate Parkway and overall general traffic safety concerns around the community. After a lengthy discussion, Commissioner Weaver stated that he would go back to the Public Works Department with some of the suggestions from this evening's conversation and have a representative from Public Works follow up with the Association through Mr. Eames office. The Board expressed their sincere appreciation to Commissioner Weaver for taking the time and attending the meeting.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:43 p.m. The next regularly scheduled meeting of the Board was tentatively set for September 25, 2017 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 September 2017.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**Stonegate Village Owners Association
2017 Approved Budget, 2017 Estimated Actual,
2018 Operations Proposed Budget and Narrative**

| CATEGORY | 2017 Approved | 2017 Est. Actual | 2018 Proposed |
|---|----------------------|-------------------------|----------------------|
| Receipts | | | |
| Assessments | \$604,218 | \$604,208 | \$604,218 |
| Legal Fees | \$7,500 | \$16,500 | \$7,500 |
| Late Fees | \$5,000 | \$9,460 | \$5,000 |
| Interest/Misc Income/Other | \$2,500 | \$600 | \$2,500 |
| Carry-Over Funds | \$74,146 | \$127,400 | \$74,146 |
| Owner's Credit on Carry-Over Funds | -\$27,464 | -\$27,464 | -\$27,464 |
| Accounts Receivable Contingency | -\$6,000 | -\$5,000 | -\$4,000 |
| Total Receipts | \$659,900 | \$725,704 | \$661,900 |
| Operational Expenses | | | |
| Holiday Lighting | \$30,000 | \$32,000 | \$32,000 |
| Legal Fees | \$18,000 | \$25,000 | \$20,000 |
| Insurance Premium | \$5,800 | \$5,370 | \$5,800 |
| General Administration | \$42,800 | \$42,200 | \$42,800 |
| Committee Administration | \$6,000 | \$5,280 | \$5,800 |
| Professional Fees | \$94,000 | \$92,700 | \$94,000 |
| Audit/Income Tax | \$1,700 | \$1,500 | \$1,700 |
| Trash/Recycling Services | \$376,000 | \$374,600 | \$386,000 |
| Social Activities Director (PT) | \$11,800 | \$11,650 | \$11,800 |
| Social/Recreational Committee | \$63,800 | \$50,780 | \$52,000 |
| Reserve Contribution YTD Net (Inc/Exp) | \$10,000 | \$10,000 | \$10,000 |
| Total Operation, Community Services and Social/Recreational Expenses | \$659,900 | \$651,080 | \$661,900 |
| Projected Net Income (Loss) | \$0 | \$74,624 | \$0 |

OPERATING REVENUES NARRATIVE

Homeowner Assessments

Budgetary estimate is based upon 3433 homes being assessed \$176.00 annually, billed quarterly at \$44.00. Our 2018 assessment will remain the same as 2017. As in 2017, our owners for 2018 will be receiving a credit on their assessments of \$8.00 annually, as the projected budgeted carry-over was in excess of necessary funding for 2017. 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 costs to its members.

OPERATING REVENUES NARRATIVE CONTINUED

Owner's Credit

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 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 2018 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 2018.

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 is 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. Commencing in 2016 and moving into 2017 our Board was forced to take additional steps in the collection of assessments against several homeowners. In these types of situations, legal costs associated with the collection of assessments against an owner are billed back to the owners, which in turn are reflected under the Associations legal fee income on the 2017 estimated actual category.

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, assessment payment billings for four (4) quarters during the year for assessments including the unified trash/recycling program and postage associated with the monthly community newsletter (The Stonegate Messenger), 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).

Audit, Tax Preparation

This budget category includes estimated costs associated with the preparation of the 2017 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 and reimbursement to all attached home sub-association for collection of trash removal fees. The original contract was executed in 2013, with our Board of Directors in 2015 negotiated for a new five (5) year renewal that commenced April 1, 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.

Reserve Contribution

This account was established based upon not only the net contribution and expense related to the new notice board signs, but also to establish a funding mechanism for future on-going repairs of the notice boards. Annual funding allocations (2018) are based upon estimated repair costs and future useful life calculation cycles for the components of the notice board signs.

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
OCTOBER 23, 2017**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on October 23, 2017. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Debbie Tidler and Frank Silici. Also, in attendance was one member of the public 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:

The Board of Directors opened the floor for member public comments. There were no member public forum requests and/or statements.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the August 28, 2017 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 28, 2017 as presented.

FINANCIAL REPORT REVIEW:

The revised unaudited financial and delinquency reports through September 30, 2017 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, 2017.

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.

16257 Ledge Rock Drive- Shed-Appeal/Variance Request: Homeowner from 16257 Ledge Rock Drive submitted a letter to appeal the decision of the Modifications Committee regarding the shed that they submitted that does not comply with the requirements per the Community-wide Standards document based on the size. After review, a motion was made, seconded and without public comment, unanimously passed to approve the variance for the shed contingent that the roofing material matches the roofing material on the home, the structure is turned 180 degrees, and that two evergreens are planted to screen the shed.

SALAD Committee: No official report.

Social 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

October 23, 2017

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UNFINISHED BUSINESS:

CVS Pharmacy Monument Signage: Mr. Eames provided the Board with an update regarding the signage at the CVS Pharmacy site. Mr. Eames has communicated with the developer and they have confirmed that they will bring the sign into compliance and more aesthetically consistent with the other commercial sites in the community. The contractor is in the process of trying to coordinate having the painting completed as soon as possible.


Douglas County Public Works Update: Director McHenry, Director Silici and Mark Eames provided the Board with an update regarding the meeting that was held with representatives from the Douglas County Public Works Department regarding traffic and added safety suggestions along Stonegate Parkway. It was noted that the Association is pending the results of the most recent traffic study from the Public Works Department, that will better determine what if any additional actions the County can/will take with regards to the requests of the Association for additional safety measures to be added on the thoroughfare.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:28 p.m. The next regularly scheduled meeting of the Board was tentatively set for January 22, 2018 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 January 2018.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent