

**RECORD OF PROCEEDINGS OF THE  
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING  
JANUARY 22, 2018**

**MEETING CALLED TO ORDER:**

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on January 22, 2018. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Debbie Tidler and Frank Silici. Also, in attendance were two homeowner members and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:03 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 2018:

David Marshall	President
Tom McHenry	Vice President
Sean Donlin	2 <sup>nd</sup> 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 2018 Officers.

**RECORD OF PROCEEDINGS:**

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

**FINANCIAL REPORT REVIEW:**

The revised unaudited financial and delinquency reports through December 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 December 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:**

2018 Committee Appointments: The Board of Directors reviewed the 2018 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 2018: Dave Marshall, Sean Donlin, Channing O'Dell, Tyler Fritz and John Almon.

Modifications Committee: Homeowner at 16315 Rock Crystal Drive has submitted a request for a variance to the Modifications Committee's decision regarding the paint color scheme that they submitted. Upon review, the Board was in consensus to deny the variance request, as the owner was provided with an alternate body color option that was similar to their color scheme request.

SALAD Committee: No official report.

Social Committee: No official report

**Stonegate Village Owners Association**  
**Board of Directors Meeting**  
**January 22, 2018**  
**Page 2**

**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 and noted that the work has been completed and the sign is now in compliance.

Douglas County Public Works Update: Mark Eames provided the Board with an update regarding the meetings that were held with Directors McHenry and Silici and representatives from the Douglas County Public Works Department.

**NEW BUSINESS:**

Short Term Leasing: The Board had requested that this matter be added to the agenda for this meeting regarding a question that came up at the Annual Meeting regarding short term leasing and residents who might be using their home for the Airbnb service where potentially multiple rooms in a resident's home are being rented out nightly. After a lengthy discussion, it was agreed to seek legal counsel advise on how best for the Association to address this matter.

Variance Request-Chicken Coop and Chickens: An owner in the community requested a variance to maintain the unapproved chicken coop on their lot along with the chickens. The owners were not in attendance for the meeting, which was disappointing as the Board had several inquiries regarding the request. After a lengthy review, the Board agreed to have legal counsel respond to the owner's request.

**ADJOURNMENT:**

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:48 p.m. The next regularly scheduled meeting of the Board was tentatively set for March 26, 2018 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 26<sup>th</sup> day of March 2018.

STONEGATE VILLAGE BOARD OF DIRECTORS

By   
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE  
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING  
APRIL 2, 2018**

**MEETING CALLED TO ORDER:**

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on April 2, 2018. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Debbie Tidler and Frank Silici. Also, in attendance was Rich Johnston, with Toby and Johnson, P.C. 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 no members of the public in attendance.

**OFFICER REPORTS**

**RECORD OF PROCEEDINGS:**

The first item of business was to review the January 22, 2018 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 22, 2018 as presented.

**FINANCIAL REPORT REVIEW:**

The revised unaudited financial and delinquency reports through February 28, 2018 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, 2018.

**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.

Executive Session: Upon motion duly made, seconded and unanimously carried with no public comment, pursuant to CRS24-6-402(4)(b); to consult regarding legal counsels written recommendations regarding remedies and options related to a home in the community as well as to instruct negotiations, the Board recessed the meeting into executive session for the purpose of discussing potential legal issues and to read advice of counsel regarding the current status of the matter. Following the executive session, the Board resumed the meeting, noting that no actions had been taken in the executive session.

**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.

**Stonegate Village Owners Association**  
**Board of Directors Meeting**  
**April 2, 2018**  
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**UNFINISHED BUSINESS:**

Accessory Building/Shed Guideline Review: The Board of Directors reviewed possible changes to the Community-wide Standards document regarding the size of an accessory building/shed. Upon review, management was directed to put together a final proposed change to the guideline for the Board's review and consideration of adoption at their next meeting.

Fire Pit Resolution Review: The Board of Directors reviewed the updated draft resolution. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the revised resolution as presented.

**NEW BUSINESS:**

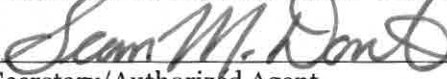
Perimeter Fence Maintenance in Lincoln Park Metropolitan District: Mr. Eames reviewed a concern that has been brought to the Associations attention regarding Filing 22 and the maintenance responsibility of the perimeter fencing in that filing. The Districts representatives has stated the District will not be owning or maintaining the perimeter fencing. Mr. Eames requested that two Board members attend a meeting with the LPMD Board of Directors in April to further discuss.

**ADJOURNMENT:**

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:27 p.m. The next regularly scheduled meeting of the Board was tentatively set for April 23, 2018 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 23<sup>rd</sup> day of April 2018.

STONEGATE VILLAGE BOARD OF DIRECTORS

By   
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE  
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING  
JUNE 25, 2018**

**MEETING CALLED TO ORDER:**

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on June 25, 2018. Present were: Dave Marshall, Tom McHenry, Sean Donlin and Frank Silici. Also, in attendance was Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:00 p.m. and noted that there was a quorum.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST:**

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

**HOMEOWNER MEMBER PUBLIC FORUM:**

There were no members of the public in attendance.

**OFFICER REPORTS**

**BOARD MEMBER RESIGNATION:**

Debbie Tidler submitted her resignation from the Board of Directors, effective June 7, 2018 as she has sold her home in the community. Upon review, a motion was made, seconded and without public comment unanimously passed to accept Debbie Tidler's resignation. The Board expressed their appreciation for the time and efforts Debbie has spent on the Board of Directors.

**RECORD OF PROCEEDINGS:**

The first item of business was to review the April 2, 2018 and April 30, 2018 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 2, 2018 and April 30, 2018 as presented.

**FINANCIAL REPORT REVIEW:**

The revised unaudited financial and delinquency reports through May 31, 2018 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, 2018.

**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.

Variance Request -Support Chickens: The Board of Directors reviewed a request from a home within the community who has stated that they would like to maintain chickens on their lot as support animals.

**COMMITTEE REPORTS:**

Modifications Committee: No official report.

16890 Amberstone Way- Shed-Appeal/Variance Request: Homeowners from 16890 Amberstone Way 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. Upon review of the information submitted, a motion was made, seconded and without public comment unanimously passed to approve the owners variance request contingent that the shed is turned 90 degrees so the door to the shed is not facing east, plants are added to help conceal the structure on the east side and that it be removed upon the sale or lease of the home.

15901 Crestrock Circle- Trellis on Fence-Appeal/Variance Request: Homeowners from 15901 Crestrock Circle submitted a letter to appeal the decision of the Modifications Committee regarding the proposed trellis they would like to add along their fence line that does not comply with the 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 variance request contingent that the trellis is not installed any closer than five (5) feet from the adjoining owners property line and that the trellis is removed upon the lease or sale of the home.

10677 Stone Creek Court- Gazebo-Appeal/Variance Request: Homeowners from 10677 Stonecreek Court submitted a letter to appeal the decision of the Modifications Committee regarding the gazebo they have installed on their lot. Upon review off the information submitted, a motion was made, seconded and without public comment unanimously passed to approve the owners variance request, contingent that the gazebo is removed upon the sale or lease of the home.

**Stonegate Village Owners Association**  
**Board of Directors Meeting**  
**June 25, 2018**  
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**COMMITTEE REPORTS CONTINUED:**

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.

Fire Pit Resolution Comments: The Board of Directors reviewed an email from an owner requesting that the Fire Pit Resolution be updated to completely prohibit fire pits on an owner's lot. Upon review, the Board of Directors determined that no further action will be taken on this matter.

Highlands at Stonegate HOA Request: Ryan Gorsuch, a Board Member for the Highlands at Stonegate sub-association sent a memo requesting consideration that the Owners Association directly bill the Highlands residents for the Owners Association assessments that are currently being collected by the Highlands sub-association commencing the first quarter of 2019.

**UNFINISHED BUSINESS:**

Accessory Building/Shed Guideline Review: The Board of Directors reviewed the proposed changes to the Community-wide Standards document regarding the size of an accessory building/shed. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the proposed changes to the accessory building/shed guideline.

Perimeter Fence Maintenance in Lincoln Park Metropolitan District: The Board of Directors reviewed correspondence from Matt Urkoski, the manager for the LPMD regarding Stonegate Filing 22 and the maintenance responsibility of the perimeter fencing in that filing.

**NEW BUSINESS:**

16075 Sequoia Drive-Parking Variance Request and Request to Remove Penalties: The owner at 16075 Sequoia Drive closed on their home on 12/30/13 and have had parking violations going back to November 2014. Neighbors have submitted complaints regarding the vehicles, along with vehicles being noted during inspections. There is a silver sedan backed into the driveway that never appears to move. The owner has requested that the parking fines be removed from their account and have requested a parking variance to keep a vehicle in the street for specified reasons related to a member(s) of their immediate family. Upon review, the Board requested that management contact the owner and ask that the owner attend the next regular meeting of the Board so the Board may have the opportunity to seek further clarification of the owner's request.

2019 Budget Review: Mr. Eames reviewed the preliminary proposed 2019 budget draft with the Board of Directors.

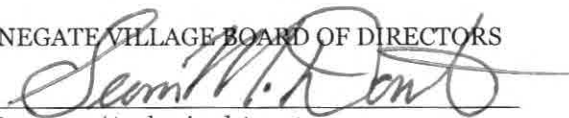
**ADJOURNMENT:**

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 August 27, 2018 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 27<sup>th</sup> day of August 2018.

STONEGATE VILLAGE BOARD OF DIRECTORS

By



Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE  
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING  
AUGUST 27, 2018**

**MEETING CALLED TO ORDER:**

The Board of Directors for the Stonegate Village Owners Association, Inc., met at the Stonegate Community Center on August 27, 2018. Present were: Dave Marshall, Tom McHenry, Sean Donlin, and Frank Silici. Also, in attendance were two members of the public and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:02 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 25, 2018 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of June 25, 2018 as presented.

**FINANCIAL REPORT REVIEW:**

The revised unaudited financial and delinquency reports through July 31, 2018 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, 2018.

**LEGAL UPDATES:**

The Board reviewed the status of all legal actions that are currently in place and/or pending action with various homes in the community. The Board went on to review two suggestions from legal counsel to pursue additional collection actions against the owners of 16459 Stone Ledge Drive and 10646 Oakmoor Circle. After a lengthy review of the two requests, a motion was made, seconded and with no public comment approved to authorize the President of the Board to execute the resolution to pursue further action again both homes as recommended by legal counsel

**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:**

2019 Budget Review: Mr. Eames and Director Silici reviewed the proposed 2019 budget draft with the Board of Directors. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the 2019 budget (Attachment A) which will be included in the official notice of the Annual Meeting that will be sent to all homeowners of record.

**Stonegate Village Owners Association**  
**Board of Directors Meeting**  
**August 27, 2018**  
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**NEW BUSINESS:**

Annual Meeting Preparation: Mr. Eames noted that the Annual Meeting has been scheduled for November 26, 2018 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 7:43 p.m. The next regularly scheduled meeting of the Board was tentatively set for October 22, 2018 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 22<sup>nd</sup> day of October 2018.

STONEGATE VILLAGE BOARD OF DIRECTORS

By  \_\_\_\_\_  
Secretary/Authorized Agent



**Stonegate Village Owners Association  
2018 Approved Budget, 2018 Projected Actuals,  
2019 Proposed Operations Budget and Narrative**

*Attachment A*

CATEGORY	2018 Approved	2018 Est. Actual	2019 Proposed
<b>Receipts</b>			
Assessments	\$604,218	\$604,620	\$606,320
Legal Fees	\$7,500	\$15,600	\$7,500
Late Fees	\$5,000	\$5,800	\$5,000
Interest/Misc Income/Other	\$2,500	\$2,900	\$1,500
Carry-Over Funds	\$74,146	\$114,800	\$46,930
Owner's Credit on Carry-Over Funds	-\$27,464	-\$27,464	0
Accounts Receivable Contingency	-\$4,000	-\$6,500	-\$6,000
<b>Total Receipts</b>	<b>\$661,900</b>	<b>\$709,756</b>	<b>\$661,250</b>
<b>Operational Expenses</b>			
Holiday Lighting	\$32,000	\$32,000	\$32,000
Legal Fees	\$20,000	\$24,700	\$22,000
Insurance Premium	\$5,800	\$5,800	\$6,200
General Administration	\$42,800	\$41,600	\$42,800
Committee Administration	\$5,800	\$5,680	\$5,800
Professional Fees	\$94,000	\$92,700	\$94,000
Audit/Income Tax	\$1,700	\$1,500	\$1,700
Trash/Recycling Services	\$386,000	\$384,800	\$386,000
Social Activities Director (PT)	\$11,800	\$11,550	\$11,750
Social/Recreational Committee	\$52,000	\$51,750	\$54,000
<b>Reserve Contribution YTD Net (Inc/Exp)</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$5,000</b>
<b>Total Operation, Community Services and Social/Recreational Expenses</b>	<b>\$661,900</b>	<b>\$662,530</b>	<b>\$661,250</b>
<b>Projected Net Income (Loss)</b>	<b>\$0</b>	<b>\$47,226</b>	<b>\$0</b>

**OPERATING REVENUES NARRATIVE**

**Homeowner Assessments**

Budgetary estimate is based upon 3445 homes being assessed \$176.00 annually, billed quarterly at \$44.00. Our 2019 assessment will remain the same as 2018.

**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.

**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 total carry-over funds for 2019 WILL NOT exceed the overall budgeted projections.

**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 2019.

## 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 2017 and moving into 2019 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 Association's legal fee income on the 2018 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 2018 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's 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 (2019) are based upon revised estimated long-term repair costs and useful life calculation cycles for the components of the notice board signs.

**STONEGATE VILLAGE OWNERS ASSOCIATION, INC.  
ANNUAL MEMBERSHIP & BUDGET RATIFICATION MEETING MINUTES  
NOVEMBER 26, 2018**

**CALL TO ORDER**

The meeting was called to order at 6:02 p.m. by David Marshall, Stonegate Village Owners Association President. Notice was given to all members in accordance with the Bylaws of the Association. Mr. Marshall noted that we did have a quorum to conduct the meeting. Mark L. Eames of PCMS was also present.

Mr. Marshall introduced the current Board Members:

Dave Marshall - President  
Tom McHenry - Vice-President  
Sean Donlin - 2<sup>nd</sup> Vice-President  
Frank Silici - Treasurer

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

**APPROVAL OF THE 2017 ANNUAL MEETING MINUTES**

Mr. Eames asked the homeowners in attendance to review the 2017 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: Sean Donlin and Mike Sajdak. There were nine write in candidates who each had one vote: Mickey Mouse, Anette Alvarez, Donald Trump, Ivanka Trump, Yogi Bear, Lisa Hyvonen, Kevin Brown, Terry David and Aspen Large.

**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.

**2018 FINANCIAL REPORT AND 2019 BUDGET RATIFICATION**

Mr. Eames reviewed the 2018 financial condition of the Association and then presented the 2019 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 2019 will be \$176.00 annually and will continue to be billed quarterly. The assessment rate for 2019 is not increasing from 2018.

Due to less than a majority of the homeowners voting against the proposed 2019 budget, the 2019 budget was ratified and confirmed as presented. The assessment will be \$176.00 annually, billed quarterly for the 2019 assessment year.

**UNFINISHED BUSINESS**

Mr. Eames reviewed and took questions from the floor regarding various public interest items in the community, including an update on the Meritage Homes construction, vehicle parking on the street and the possibility of adding weekly recycling. Bob Rhodes with The Garbage Man was also in attendance to field various questions from the public.

**HOMEOWNER ITEMS RELATED TO ASSOCIATION BUSINESS**

Mark opened the floor to general questions.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:51 p.m.