

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
FEBRUARY 1, 2021**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom Meeting on February 1, 2021. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Frank Silici and Mike Sajdak. Also, in attendance were six homeowner members; Bob Rhodes with The Garbage Man (for a short time towards the end of the meeting); and Jessica Moser and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:01 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

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

HOMEOWNER MEMBER PUBLIC FORUM:

There were owners in attendance to discuss concerns with a home rental company that purchased a home next to their home, which constantly sees a high turnover of tenants, lack of maintenance to the exterior of the home and landscaping on the lot, and general disregard for the Association's covenants. It was asked if the Association can limit or regulate who may purchase a home in the community. It was noted that the Association has no legal authority to regulate who purchases a home in the community.

HOMEOWNER HEARINGS:

Homeowner Hearing- Rowlock Way-Tree Swing: The Board of Directors reviewed the information provided by an owner who wanted to discuss/dispute the previous decision of the Modifications Committee regarding the contingencies placed on the approval for a front yard tree swing. The owner stated that they do not desire to take it down the swing when not in use. After discussion, the Board of Directors determined that the owner may leave the tree swing in place during the months of May-October, but during the months of November-April, the tree swing must be out of sight when not in actual use.

Homeowner Hearing-Trash Enclosure: An owner on Bluebonnet Drive submitted a request for a variance to the Modification Committee's decision to deny a trash can enclosure that was built on the street side of the fence to screen the trash cans stored on the side of the home. Upon review of the information submitted along with discussion with the owner at the meeting, the Board of Directors do not feel the enclosure can be approved as the governing documents for the Association specifically state that trash cans must be stored in the garage or screened behind the fence line. The Board of Directors requested that Management communicate the decision with the owner and provide a grace period for the owner to resubmit plans to the MC for the structure to be constructed with fence pickets similar to the owner's current fence and if that suggestion is not acceptable to the owner then to require that the unapproved trash enclosure structure be removed.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the December 7, 2020 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of December 7, 2020 as presented.

FINANCIAL REPORT REVIEW:

The revised unaudited financial and delinquency reports through December 31, 2020 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, 2020.

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FINANCIAL REPORT REVIEW CONTINUED:

Treasurer Update: Director Silici and Mark Eames reviewed the updated cash flow report they had put together based upon the assessment possibly being lowered depending on which trash service contractor the Board decides to move forward with commencing in April 2021. Director Marshall requested that this matter be tabled pending the final decision/direction regarding the trash service company commencing in April 2021.

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.

Legal Counsels Delinquent Assessment Collection Recommendation: The Board of Directors reviewed information/ action resolution provided by legal counsel regarding a home on Hollyridge Drive. The owner has not made a payment since February 2019 and has not responded to any of the notices sent regarding the delinquent account. Upon review, a motion was made, seconded and without public comment, passed 5-0 to move forward with legal counsel's recommendation as presented and authorized the Board President to execute such recommendation/action resolution.

COMMITTEE REPORTS:

2021 Committee Appointments: The 2020 MC members were: Dave Marshall, Sean Donlin, Channing O'Dell, Jennifer Assman and John Almon. Jennifer Assman sent a memo recently to the MC that she would no longer have availability to continue on the Committee. The Association received interest from three new member volunteers, interested in joining the Committee: Kim Sloan, Mark Dzengelewski and Kari Mattson. Upon review, a motion was made, seconded and without public comment, unanimously passed to appoint Dave Marshall, Sean Donlin, Kim Sloan, Channing O'Dell and Kari Mattson to the 2021 Modifications Committee.

Modifications Committee: No official report.

Modifications Committee Variance Request-Parkside Drive-Garage Doors: An owner on Parkside Drive submitted a request for a variance to the Modification Committee's decision to approve the new garage doors installed at their home with the condition that the new doors must be painted to match the body color of the home and the white trim color of the garage door may not be utilized. Owner said that the white portions cannot be painted due to the PVC material and that many neighbors have complimented them on the new garage doors and would like to leave them as is. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the variance request as submitted.

SALAD Committee: No official report.

Social Committee: No official report

MANAGEMENT REPORT:

Mark Eames reviewed the correspondence sent out and received for the month. Mr. Eames 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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MANAGEMENT REPORT CONTINUED:

Lone Tree Composting: A gentleman with Lone Tree Composting asked that his company information be provided to the Board of Directors to see if there would be any interest in forming a partnership with his company to try and raise awareness of composting with the members of the community. The Board provided direction to Management to provide him with the newsletter advertising companies information and to advise him that he is welcome to place a paid ad in the newsletter soliciting any interested owners, but that if anyone does respond and start this service, his company can only pick up/drop off the composting material on the trash pick-up days already established in the community with the single-family homes on the side of Lincoln on Mondays and single-family homes on the North Side of Lincoln, on Tuesdays and that no additional or alternate composting service days will be permitted.

UNFINISHED BUSINESS:

Bee Hive Discussion -Draft Guideline/Policy: As a follow, up to discussion at the December meeting and based upon the non-binding survey vote that was sent out to all owners of record with the Annual Membership & Budget Ratification Meeting notice, management has been working with Director Silici in creating a proposed beekeeping/bee hive guideline to be added to the Community-wide Standards document. Homeowner members Joe & Debbie Komperda were in attendance to answer any questions the Board or members in attendance may have as they are active beekeepers and have been doing this for many years. Upon review and discussion, a motion was made, seconded and without public comment, unanimously passed to approve the proposed beekeeping/bee hive guideline/policy which will be added to the updated Community-wide Standards document. The Board provided direction to Management to place an article announcing this information in the March newsletter and to send it out via the Community E-news.

Community-wide Standards 2021 Updates: Mr. Eames reviewed the final draft of the proposed updated Community-wide Standard document that the Board of Directors have been working on for the past several months. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the updated guidelines to be effective March 1, 2021. The Board directed management to confirm if the document would need to be mailed to all owners in the community, or if the document can be sent via enews, added to the website and a postcard mailed to all owners to advise of the updated document and request that they view the website or contact PCMS to obtain an electronic copy of the updated document.


2021 Trash Service RFP: Based upon the non-binding survey vote that was sent out to all owners of record with the Annual Membership Meeting notice, the Board of Directors have been working with Bob Rhodes in creating a new service contract that encompasses the service concerns expressed to the Association over the past several years. Bob Rhodes with The Garbage Man was in attendance for the latter part of this discussion to answer questions for the Board members and members present at the meeting. Upon final review and discussion, a motion was made, seconded and without public comment, unanimously passed to enter into a new revised service agreement with The Garbage Man effective April 1, 2021.

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 March 22, 2021 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 22nd of March 2021.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
APRIL 26, 2021**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom Meeting on April 26, 2021. Present were: Dave Marshall, Tom McHenry, Sean Donlin and Frank Silici. Also, in attendance was one homeowner member for a portion of the meeting; and Jessica Moser 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:

There was one owner in attendance who had a question about submitting for improvements in the rear yard of his lot.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the February 1, 2021 record of proceedings. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the record of proceedings of February 1, 2021 as presented.

FINANCIAL REPORT REVIEW:

The revised unaudited financial and delinquency reports through March 31, 2021 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, 2021.

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: Mr. Eames reviewed an email submitted by one of the MC members with the Board of Directors regarding suggestions on processes for checking in a request submitted and if incomplete not sending such request to the MC. After a brief discussion, the Board acknowledged the suggestion, but unanimously agreed that the current process is fair and reasonable for the owners in the community and if a MC member does not feel the application is complete or too confusing to review, that member can always recuse themselves from the application.

Modifications Committee Variance Request-Alberta Drive-Shed: An owner on Alberta Drive submitted a request for a variance to the Modification Committee's decision to deny the shed that was installed on the lot without receiving prior approval that does not comply with the Community-wide Standards documents based on the siding and roofing material of the shed. Upon review and discussion, a motion was made, seconded and without public comment, unanimously passed to approve the variance for the shed contingent that it is turned so that the access doors are not facing any neighboring lot, adjacent common tract or right-of-way and that additional vegetation is added to screen the shed from view.

Modifications Committee Variance Request-Sequoia Drive-Painting: An owner on Sequoia Drive submitted a request for a variance to the Modification Committee's decision to deny their request to paint the garage doors the accent color (black), the brick on the home gray and the body of the home white. Upon review and discussion, the Board of Directors felt the decision made by the MC was fair and consistent with the Community-wide Standards and no additional action was taken regarding this request.

SALAD Committee: No official report.

Social Committee: No official report

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MANAGEMENT REPORT:

Mark Eames reviewed the correspondence sent out and received for the month. Mr. Eames 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. It was noted that two residents expressed concerns with the amount of funds budgeted for the community holiday lighting and after discussion, it was noted that management would respond back to each owner regarding their comments/concerns.

NEW BUSINESS:

Director Silici requested the Board members feedback on if the Board should continue meeting via Zoom or if in person meetings should commence now that Douglas County has lifted restrictions, etc. It was noted that as of April, the Stonegate Community Center is still not available to reserve for events, but that the SVMD may have an update in May. It was determined that if the Stonegate Community Center is available to reserve for the Board's next meeting, tentatively scheduled for June 28, 2021, that the meeting will be held in person at the Community Center and if it is not available, the meetings will continue via Zoom.


ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:41 p.m. The next regularly scheduled meeting of the Board was tentatively set for June 28, 2021 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 28th of June 2021.

STONEGATE VILLAGE BOARD OF DIRECTORS

By


Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JULY 26, 2021**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom Meeting on July 26, 2021. Present were: Dave Marshall, Tom McHenry, Sean Donlin and Frank Silici. Also, in attendance were Jessica Moser 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:

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 April 26, 2021 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 26, 2021 as presented.

FINANCIAL REPORT REVIEW:

The revised unaudited financial and delinquency reports through June 30, 2021 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, 2021.

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 Variance Request-Rowlock Way-Painting: An owner on Rowlock Way submitted a request for a variance to the Modification Committee's decision to deny the painting of the brick on the exterior of the home. Upon review and discussion, the Board of Directors felt the decision made by the MC was fair and consistent with the Community-wide Standards and no additional action was taken regarding this request.

The Board went on to discuss three improvements that had been completed at 10040 Quarry Hill Place prior to being submitted for consideration of approval by the Modifications Committee. Upon review, direction was provided to management on getting back to the owner regarding those improvements.

SALAD Committee: No official report.

Social Committee: No official report

MANAGEMENT REPORT:

Mark Eames reviewed the correspondence sent out and received for the month. Mr. Eames 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:

Mr. Eames noted that he would be getting together with Director Silici to work on the draft proposed 2022 budget in the next couple of weeks that will be presented to the Board for consideration of approval at the August meeting.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:56 p.m. The next regularly scheduled meeting of the Board was tentatively set for August 23, 2021 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 23rd of August 2021.

STONEGATE VILLAGE BOARD OF DIRECTORS

By  _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
AUGUST 23, 2021**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom Meeting on August 23, 2021. Present were: Tom McHenry, Sean Donlin, Mike Sajdak and Frank Silici. Also, in attendance were two homeowner members and Jessica Moser and Mark L. Eames, PCAM with PCMS. Director McHenry called the meeting to order at 6:06 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

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

HOMEOWNER MEMBER PUBLIC FORUM:

A homeowner in attendance addressed the Board of Directors requesting consideration to update the guidelines for the Association with respect to tree species options.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the July 26, 2021 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 26, 2021 as presented.

FINANCIAL REPORT REVIEW:

The revised unaudited financial and delinquency reports through July 31, 2021 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, 2021.

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. Mr. Eames reviewed the proposed resolutions that legal counsel put together in response to three new State Legislation Bills that will go into effect next month. Director Donlin requested that this matter be placed on hold so that the full Board can be in attendance to discuss.

MANAGEMENT REPORT:

Mark Eames reviewed the correspondence sent out and received for the month. Mr. Eames 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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NEW BUSINESS:

2022 Budget Review: Mr. Eames and Director Silici reviewed the proposed 2022 budget draft with the Board of Directors. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the 2022 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 22, 2021 at 6:00 p.m. at the Stonegate Community Center and that there are two positions up this year for election.

Homeowner Hearing: A hearing prior to the meeting was conducted for an owners appeal on Laurellhill Court regarding roofing material installed on the rear yard patio cover that was not approved by the Modifications Committee. The owner was in attendance for the hearing and provide additional information to the Board for review and consideration. Upon final review, a motion was made, seconded and with no public comment unanimously passed to approve the variance for the roofing material/color provide that the current color of the trim on the home be maintained and if the owner requests to change the color of the trim at any point in the future, that the owners will need to apply to the Modifications Committee for the new material/color for the roof on the patio.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:15 p.m. The next regularly scheduled meeting of the Board was tentatively set for October 25, 2021 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 25th of October 2021.

STONEGATE VILLAGE BOARD OF DIRECTORS

By  _____
Secretary/Authorized Agent

**STONEGATE VILLAGE OWNERS ASSOCIATION, INC.
2021 APPROVED BUDGET, 2021 PROJECTED ACTUAL,
PRELIMINARY 2022 PROJECTED BUDGET**

CATEGORY	2021 Approved	2021 Est. Actual	2022 Proposed
Receipts			
Assessments Income	\$690,090	\$629,300	\$625,650
Legal Fees	\$6,000	\$12,700	\$6,000
Late Fees	\$5,000	\$10,400	\$5,000
Interest/Misc Income/Other	\$1,000	\$1,240	\$1,000
Previous Years Carry-Over Funds	\$41,510	\$3,410	\$15,400
Accounts Receivable Contingency	-\$5,000	-\$4,780	-\$5,000
Total Receipts	\$738,600	\$652,270	\$648,050
Operational Expenses			
Holiday Lighting	\$37,000	\$37,800	\$42,000
Legal Fees	\$22,000	\$21,750	\$22,000
Insurance Premium	\$6,500	\$6,230	\$6,800
General Administration	\$48,000	\$46,700	\$48,500
Outside Professional Fees	\$94,800	\$93,850	\$95,000
Audit/Income Tax	\$1,750	\$1,700	\$1,750
Trash/Recycling For Single Family Homes	\$454,800	\$358,000	\$360,000
Social/Recreational Committee and Director	\$68,750	\$63,750	\$67,000
Reserve Contribution YTD Net (Inc/Exp)	\$5,000	\$4,500	\$5,000
Total Operation, Community Services and Social/Recreational Expenses	\$738,600	\$634,280	\$648,050
Projected Net Income (Loss)	\$0	\$17,990	\$0

2022 Assessment Income. 2930 Single Family Homes assessment will be reduced to \$50.00 per quarter versus \$55.00 in 2021. Our 650 Attached Homes assessment will be reduced to \$ 60.00 annually versus \$66.00 annually in 2021. Our Attached Homes assessment does not include trash service by the Owners Association.

**STONEGATE VILLAGE OWNERS ASSOCIATION, INC.
ANNUAL MEMBERS AND BUDGET RATIFICATION MEETING MINUTES
NOVEMBER 22, 2021**

CALL TO ORDER

The meeting was called to order at 6:04 p.m. by David Marshall, Stonegate Village Owners Association President, via Zoom Teleconference Meeting. 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 - 2nd Vice-President
Mike Sajdak- Secretary
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 2020 ANNUAL MEETING MINUTES

Mr. Eames asked the homeowners in attendance to review the November 23, 2020 Annual Meeting Minutes, if they had not already done so. Motion was made and seconded to approve the minutes as written and presented. The minutes were unanimously approved as presented.

OFFICER AND COMMITTEE REPORTS

2021 FINANCIAL REPORT AND 2022 BUDGET RATIFICATION

Mr. Eames reviewed the 2021 financial condition of the Association and then presented the 2022 Budget. Key points discussed were as follows:

- Mr. Eames reviewed the proposed 2022 budget with the members and explained how the budget amounts were established by the Board.
- It was noted that the assessment rate for 2022 will be decreasing from \$220.00 annually to \$200.00 annually, billed quarterly at \$50.00 and the 650 attached homes assessment will be decreasing to \$60.00 from \$ 66.00 annually.

Due to less than a majority of the homeowners voting against the proposed 2022 budget (43 opposed), the 2022 budget was ratified and confirmed as presented.

NEW BUSINESS

ELECTION OF DIRECTORS/SECRET BALLOT TABULATION RESULTS

Mark Eames announced that two homeowners had expressed an interest in serving on the Board of Directors: Daniel Dettwiler and Sean Donlin and write in nominees Hunter Murray, Rich Ray, Lisa Hyvonen, Sue Bennett, Kyle Hammer, Chris Lombardo, Jeff Miller, James Moranor, Eric Landgren, Adam Parker, Jake Sitzmann, Matt Weiss, Martha Kallestad, Barbara Jacobs, Seth Jenson and Michael Danaj to fill the two open Board seats. Congratulations went out to Sean Donlin for being re-elected and Daniel Dettwiler in being elected to three year terms on the Board of Directors.

Director Marshall extended a big thank you to the outgoing Board member, Mike Sajdak for his service and time on the Board over the past three years.

HOMEOWNER ITEMS RELATED TO ASSOCIATION BUSINESS

Mark opened the floor to general questions. One owner inquired about HBS purchasing The Garbage Man and how that would impact the Association. Mr. Eames noted that the Association's contract with The Garbage Man was still in place and that the Board of Directors will be meeting with the new HBS Trash team the first part of January 2022 to discuss the new relationship.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:38 p.m.