

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JANUARY 23, 2023**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom on January 23, 2023. Present were: Dave Marshall, Tom McHenry, Daniel Dettwiler, Sean Donlin and Frank Silici. Also, in attendance was Lori White, homeowner and Stonegate Village Metropolitan District Board member, Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:03 p.m. 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.

PUBLIC FORUM:

Lori White addressed the Board regarding communication to owners related to xeric landscape plans and how the District and Owners Association Board could work together to assist owners looking to change their landscaping to a xeric plan and how both entities can improve communication lines with respect to owners that may have contacted the incorrect entity to gain assistance on a concern. After a lengthy discussion, the Board expressed their appreciation to Mrs. White for attending the meeting.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the August 22, 2022 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 22, 2022 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through December 31, 2022 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, 2022.

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 noted that he has spoken to County officials including County Commissioner Thomas regarding the status on the County's position regarding the recent House Bill and its impact on public right-of-way parking in Douglas County as its related to Associations, but has not received a specific response back as of the meeting.

COMMITTEE REPORTS:

Modifications Committee: The Board reviewed two homeowner variance requests. The first was on Carnelian Place for a garage door. Upon review, motion was made, second and unanimously passed to grant the variance. The second was Quarry Hill Place for window frames. Upon review, motion was made, second and unanimously passed to grant the variance.

Stonegate Village Owners Association
Board of Directors Meeting
January 23, 2023
Page 2

COMMITTEE REPORTS:

SALAD Committee: No official report.

Social Committee: No official report

MANAGEMENT REPORT:

Mr. 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.

UNFINISHED BUSINESS:

HBS Trash Removal Contract: Mr. Eames reviewed the information present to Director Silici as Treasurer related to the meeting that was held with the HBS Team on their request to go to an automatic pick-up system, which in-turn would be an increase in costs to the Association. Upon final review, motion was made and seconded and with no public comment, unanimously passed to provide Mr. Eames and Director Silici the authority to negotiate an addendum to the current trash service contract based upon the outlined written presentation provided to the Board in their informational packet and authorize the Board President to execute the negotiate addendum thereafter.


NEW BUSINESS:

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:10 p.m. The next regularly scheduled meeting of the Board was tentatively set for April 24, 2023 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 24th of April 2023.

STONEGATE VILLAGE BOARD OF DIRECTORS

By  _____
Secretary/Authorized Agent