

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
APRIL 24, 2023**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom on April 24, 2023. Present were: Dave Marshall, Tom McHenry, Daniel Dettwiler, and Frank Silici. Also, in attendance was three homeowner members, and 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:

One homeowner member was in attendance to request consideration for the community trash hauler to provide one or two annual yard waste pick-ups in addition to the current weekly hauling service. After a brief discussion, the management team noted that they would reach out to the trash hauler regarding the request and report back to the Board at their next regularly scheduled meeting.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the January 23, 2023 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, 2023 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 reported that he has not recently heard from the County regarding the status on the County's position on the recently passed House Bill and its impact on public right-of-way parking in Douglas County as it is related to Associations.

COMMITTEE REPORTS:

Modifications Committee: The Board was provided the Modification Committee log for the period from February 1, 2023 to April 13, 2023 as part of their informational packet. The Board went on to review two homeowner variance requests. The first was on Quarry Hill Place regarding a rear yard sports court. Upon review, motion was made, second and unanimously passed to grant the variance with contingencies, as noted to the management team. The second was Hedgeway Drive, regarding the required number of trees for the front yard. Upon review, motion was made, second and unanimously passed to grant the variance, as requested to only maintain one tree in the front yard, based upon the size of the owner's current tree and surrounding trees on adjacent lots.

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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 noted that the contract addendum with HBS Trash Services had been acknowledged and executed by both parties, as negotiated based upon direction of the Board at their January 23, 2023 Board meeting.

NEW BUSINESS:

Mr. Eames reviewed a photo that had been taken for a house off of Stonemeadow Drive in which the management company has received several complaints, that the owner of the home was decorating a 10'-12' foot tall skeleton with various holiday décor. Upon review, the Board provided Mr. Eames with direction on following up regarding the concern.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:07 p.m. The next regularly scheduled meeting of the Board was tentatively set for July 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 July 2023.

STONEGATE VILLAGE BOARD OF DIRECTORS

By  _____
Secretary/Authorized Agent