

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JANUARY 24, 2022**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom Meeting on January 24, 2022. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Daniel Dettwiler and Frank Silici. Also, in attendance was one homeowner, Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:06 p.m. noted that there was a quorum and welcomed Daniel Dettwiler as a newly elected member to the Board.

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 HEARINGS:

Two homeowners had scheduled hearing with the Board. The first one was with a homeowner on Longleaf Drive regarding parking and the second was a homeowner on Quarry Hill Place regarding a commercial business and parking. The owner on Longleaf Drive was in attendance and expressed concern regarding parking a vehicle in the driveway, and possibly blocking vehicle(s) in the garage from being used, unless the vehicle in the driveway was moved. Several additional comments were expressed by the owner related to overall community parking. The Board thanked the owner for attending the hearing and requested continued cooperation in adhering to the Associations street parking covenant. The owner on Quarry Hill Place was not in attendance for their hearing.

HOMEOWNER MEMBER PUBLIC FORUM:

There were no public form inquires.

OFFICER REPORTS

NOMINATION AND ELECTION OF OFFICERS:

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2022:

David Marshall	President
Tom McHenry	Vice President
Sean Donlin	2 nd Vice President
Daniel Dettwiler	Secretary
Frank Silici	Treasurer

RECORD OF PROCEEDINGS:

The first item of business was to review the August 23, 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 August 23, 2021 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through December 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 December 31, 2021.

Stonegate Village Owners Association

Board of Directors Meeting

January 24, 2022

Page 2

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 went on to review the proposed resolutions that legal counsel put together in response to three new State Legislation Bills that went into effective September of 2021. Upon final discussion, motion was made and seconded and with no public comment, unanimously passed to approval the resolutions as provided by legal counsel and authorize the Board President to execute.

COMMITTEE REPORTS:

The Board reviewed three homeowner variance requests. The first was on Longford Drive for a gazebo. Upon review, motion was made, second and unanimously passed to grant the variance with contingencies. The second was from an owner on Rockledge Cove to paint their exterior brick masonry. Upon final review and discussion, the request was denied. The third was a homeowner on Quarry Hill Drive regarding a privacy fence, placed on the north side of their lot. Upon review, motion was made, second and unanimously passed to grant the variance with contingencies.

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:

HBS Trash Purchase of The Garbage Man: Mr. Eames and Director Marshall reviewed the meeting that was held with Mike Minks representing HBS Trash, regarding their purchase of The Garbage Man. Mr. Minks was invited to attend the meeting, but was unable and will be asked to attend the April meeting, to introduce his firm and address questions the Board may have related to the transition.

Douglas County Commissioners Request Letter: Mr. Eames noted that the County Commissioners office has reached out about attending a future meeting of the Owners Association to make a presentation and address questions. The Board agreed to place this on the next meeting agenda for discussion and action.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 8:11 p.m. The next regularly scheduled meeting of the Board was tentatively set for April 25, 2022 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 25th of April 2022.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
MAY 23, 2022**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom Meeting on May 23, 2022. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Daniel Dettwiler and Frank Silici. Also, in attendance were six homeowners, Rich Johnston, Legal Counsel, Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:05 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.

HOMEOWNER HEARINGS: None

HOMEOWNER MEMBER PUBLIC FORUM:

There were no public form inquires.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the January 24, 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 January 24, 2022 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through April 30, 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 April 30, 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. Johnston reviewed several legislative changes that have either been signed by the Governor or are on his desk for consideration of signature, including HB11-1040, SB22-059, HB22-1137, HB22-1387 and HB22-1139. After a lengthy discussion on HB22-1139, the Board gave direction to both legal counsel and the management team to try and see if the County Commissioner would be willing to attend a meeting to further discuss this legislative change and the impact it will have the owners within the community.

COMMITTEE REPORTS:

Modifications Committee: No official report

SALAD Committee: No official report.

Social Committee: No official report

Stonegate Village Owners Association

Board of Directors Meeting

May 23, 2022

Page 2

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.

UNFINISHED BUSINESS: None

NEW BUSINESS: None


ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:20 p.m. The next regularly scheduled meeting of the Board was tentatively set for July 25, 2022 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 25th of July 2022.

STONEGATE VILLAGE BOARD OF DIRECTORS

By


Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JULY 25, 2022**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom on July 25, 2022. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Daniel Dettwiler and Frank Silici. Also, in attendance was one homeowner, Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:06 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.

HOMEOWNER HEARINGS: None

HOMEOWNER MEMBER PUBLIC FORUM:

The owner in attendance provided information regarding a suggestion in having some type of emergency response team, to provide guidance to the community members related to various catastrophic situations that may impact Stonegate residents in the future. Director Marshall noted that the Owners Association Board was very supportive of the concept, but did not know at what level the Owners Association would/should be involved versus the two Metro Districts that also represent the community members. After a final review, Mr. Eames offered to meet with the owner separately to further review the owner's concept and make suggestions on how the concept could move forward.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the May 23, 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 May 23, 2022 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through June 30, 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 June 30, 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 reviewed the memo from Mr. Johnston, legal counsel for the Association regarding HB22-1139 and its impact to the Association. Mr. Eames noted that he has briefly spoken to County Commissioner Thomas regarding the impact of the Bill to Stonegate and felt encouraged that the County Commissioner may be supportive in working on a compromise. Mr. Eames will continue working with Commissioner Thomas on the Associations concerns and report back to the Board accordingly.

Stonegate Village Owners Association
Board of Directors Meeting
July 25, 2022
Page 2

COMMITTEEE REPORTS:

Modifications Committee: No official report

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:

The Board went on to discuss the three draft resolutions related to HB-1137 as prepared by legal counsel. Upon a review, a motion was made and seconded and with no public comment, unanimously passed to approve the three HB-1137 Resolutions.

NEW BUSINESS:

2023 Proposed Budget: Mr. Eames reviewed the proposed 2023 budget, noted that he and Director Silici have not met to finalize the proposed budget for consideration of adoption by the Board of Directors, and addressed comments/questions from the Board. Upon final review, it was agreed to continue this business item to the next meeting.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:08 p.m. The next regularly scheduled meeting of the Board was tentatively set for August 22, 2022 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 22nd of August 2022.

STONEGATE VILLAGE BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**STONEGATE VILLAGE OWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP AND BUDGET RATIFICATION MEETING
NOVEMBER 21, 2022**

CALL TO ORDER

The meeting was called to order at 6:00 p.m. by David Marshall President, 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
Daniel Dettwiler- Secretary
Frank Silici - Treasurer

APPROVAL OF THE 2021 ANNUAL MEETING MINUTES

Mr. Eames asked the homeowners in attendance to review the November 22, 2021 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

2022 FINANCIAL REPORT AND 2023 BUDGET RATIFICATION

Mr. Eames reviewed the 2022 financial condition of the Association and then presented the 2023 Budget. Key points discussed were as follows:

- Mr. Eames reviewed the proposed 2023 budget with the members and explained how the budget amounts were established by the Board.
- It was noted that the assessment rate for 2023 will remain the same as 2022 at \$200.00 annually, billed quarterly at \$50.00 and the 650 attached homes assessment will remain at \$60.00 billed annually.

Due to less than a majority of the homeowners voting against the proposed 2023 budget, none opposed, the 2023 budget was ratified and confirmed as presented.

NEW BUSINESS

HOMEOWNER ITEMS RELATED TO ASSOCIATION BUSINESS

Director Marshall opened the floor to general questions. Mr. Eames note that HBS who purchased The Garbage Man last year, has requested that the Association require toters for all homes and in turn seeking a substantial increase in fees, which is not part of the current contract, and could ultimately force the Board to look at increasing the assessment in 2024. The Board and management team have met with the lead team with HBS and continue to try and work on a reasonable compromise to the HBS request.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:10 p.m.