

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

**MEETING CALLED TO ORDER:**

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom on July 24, 2023. Present were: Dave Marshall, Tom McHenry, Daniel Dettwiler, Sean Donlin and Frank Silici. Also, in attendance was three homeowner members, along with Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:01 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:**

There were no formal public owner requests to be heard by the Board.

**OFFICER REPORTS**

**RECORD OF PROCEEDINGS:**

The first item of business was to review the April 24, 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 April 24, 2023 as presented.

**FINANCIAL REPORT REVIEW:**

The unaudited financial and delinquency reports through June 30, 2023 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, 2023.

**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 not 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 relates to Associations.

The Board went on to review the Water-Wise Resolution prepared by legal counsel, to come into compliance with a recently passes State Legislative change. After final review, a motion was made and seconded and with no public comment, unanimously passed to approve the resolution as presented. A subsequent motion was made, seconded and with no public comment, unanimously passed to ask the Modifications Committee, with assistance of Director Silici to meet separately to further review the required sample xeric plans, to be approved in combination with the resolution and added both to the Associations website.

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**COMMITTEEE REPORTS:**

Modifications Committee: The Board was provided the Modification Committee log for the period from April 13, 2023 to July 21, 2023 as part of their informational packet. The Board went on to review one homeowner variance request. The first was on Cornerstone Drive regarding a front yard tree. The homeowners were in attendance to request a variance for the Mugo pine tree planted in their front yard, as one of their two required front yard trees. After a lengthy, the Board asked Director Silici and Mr. Eames to meet with the owners to review the current planting and try and determine a course of action that will work for both parties.

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:**

**NEW BUSINESS:**

2024 Budget Preparation: Mr. Eames noted that he will be working with Director Silici in the next couple of weeks on the proposed 2024 budget. He noted that if any member of the Board had any thoughts or suggestions to add for next year's budget, to please send those to his office.

The Board went on to discuss the Wompost proposal. Upon review, the Board agreed that there may be owners interested in participating in a composting program, but it should be offered individually by Wompost, as the overall cost to provide a service such as this to the entire community would be greater than what is currently assessed to each owner for their weekly trash and bi-weekly recycling. Management was tasked with contacting the Wompost Team and suggest they contact the Messenger publisher about advertising in the community newsletter.

**ADJOURNMENT:**

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:55 p.m. The next regularly scheduled meeting of the Board was tentatively set for January 22, 2024 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 January 2024.

STONEGATE VILLAGE BOARD OF DIRECTORS

By Mark Eames  
Secretary/Authorized Agent