

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JANUARY 22, 2024**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom on January 22, 2024. Present were: Dave Marshall, Tom McHenry, Daniel Dettwiler, and Frank Silici. Also, in attendance was one homeowner member, along with 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:

Andrew Stubbs, stated that he feels the Association did not meet its requirements for notice of the Annual Membership and Budget Ratification Meetings held last October, and expressed concerns on the vote tabulation verification process for the Board member election at that same meeting. Mr. Stubbs also mentioned concerns related to some wording in the Association Modification Committee guidelines related to the process for submitting an exterior paint color change and that he feels the Board should look at appointing a Management Search Committee for potential property management needs on behalf of the Master Association.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

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

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through December 31, 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 December 31, 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 his office has heard back 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 for recreational type vehicles in Douglas County as it relates to Associations. The Board requested that legal counsel provide an opinion memo on the Counties position, that can be sent out to the membership via the community newsletter.

NOMINATION AND ELECTION OF OFFICERS:

The following Directors were approved for nomination and election for the following positions as Officers of the Corporation for 2024:

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

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COMMITTEE REPORTS:

Modifications Committee: The Board was provided the Modification Committee log for the period from July 21, 2023 to January 15, 2024 as part of their informational packet. The Board went on to review a homeowner concern regarding why a skeleton cannot be utilized as part of their Christmas holiday outdoor decoration. Upon review, the Board asked management to forward the comments to the Modification Committee for review and direction.

The Board went on to review the exterior painting concerns for a home off Oakmoor Lane and alternate roofing colors being requested for certain homes within the Cornerstone neighborhood. Upon discussion, the Board agreed to have management look at what options would be available and reasonable to address the exterior home color for the home off Oakmoor Lane and agreed to maintain the roofing color standards for the Cornerstone neighborhood with the weathered wood or similar color for roofing material replacements.

SALAD Committee: It was agreed to have management update the community map related to municipal annexations surrounding the Master Association and provide information to the Board at their next meeting.

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:

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:00 p.m. The next regularly scheduled meeting of the Board was tentatively set for April 22, 2024 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 22nd day of April 2024.

STONEGATE VILLAGE BOARD OF DIRECTORS

By Mark L. Eames
Secretary/Authorized Agent