

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

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom on April 22, 2024. Present were: Dave Marshall, Tom McHenry, Daniel Dettwiler, and Frank Silici. Also, in attendance were two homeowner members, along with Mike Minks and Tom Miller with HBS Trash Services, Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:11 p.m. and 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:

Both owners were in attendance to discuss the last few weeks of trash service that have been late. Mr. Minks and Mr. Miller discussed some of the recent challenges their firm has had with either the weather, employees being out sick and/or equipment breakdowns. After a final discussion, both owners expressed their appreciate in the HBS management team explaining the delays and to the Board for being on top of the situation. The Board thanked both Mr. Minks and Mr. Miller for attending the meeting and helping with explain some of their companies' recent challenges.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the January 22, 2024 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 22, 2024 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through March 31, 2024 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 March 31, 2024.

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 legal counsel's opinion memo regarding the House Bill that was passed last year and its impact on public right-of-way parking for recreational type vehicles and the counsels confirmation/support of the Association 2023 Annual Membership and 2024 Budget Ratification meetings notice to the membership and vote tabulation process.

COMMITTEE REPORTS:

Modifications Committee: The Board was provided the Modification Committee log for the period from January 5, 2024 through March 6, 2024 as part of their informational packet. The Board went on to review a homeowner variance request to utilize a dimensional shingle and for a portion of the home, a metal roofing material. Upon review, the Board unanimously denied the metal roof, based upon the exterior design of the home not architecturally fitting in with the character of the home and neighborhood.

Social Committee: No official report

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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:

Mr. Eames reported that the outside exterior paint consultant continues to work with the homeowners on Oakwell Court, to come up with an agreeable compromise to repaint the body of the home. Mr. Eames also confirmed the revised decision of the Board of Directors since the last meeting, regarding alternate roofing colors that have been requested for certain homes within the Cornerstone neighborhood.

The next item of business was a discussion on a request to the Board from an owner at the January 2024 meeting, to appoint a Management Search Committee to review property management needs on behalf of the Master Association. Upon review, it was the unanimous position of the Board, that an outside review of qualified professional management companies was completed a few years back and based upon that search review, the Board concurred that the current management team was fulfilling the service roles requested by the Board and continue to complete those tasks in a more than satisfactory manner and at very competitive costs to the Association, based upon the proper bids received.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:03 p.m. The next regularly scheduled meeting of the Board was tentatively set for July 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 July 2024.

STONEGATE VILLAGE BOARD OF DIRECTORS

By Mark L. Eames
Secretary/Authorized Agent