

**RECORD OF PROCEEDINGS OF THE  
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING  
JANUARY 23, 2023**

**MEETING CALLED TO ORDER:**

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom on January 23, 2023. Present were: Dave Marshall, Tom McHenry, Daniel Dettwiler, Sean Donlin and Frank Silici. Also, in attendance was Lori White, homeowner and Stonegate Village Metropolitan District Board member, 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:**

Lori White addressed the Board regarding communication to owners related to xeric landscape plans and how the District and Owners Association Board could work together to assist owners looking to change their landscaping to a xeric plan and how both entities can improve communication lines with respect to owners that may have contacted the incorrect entity to gain assistance on a concern. After a lengthy discussion, the Board expressed their appreciation to Mrs. White for attending the meeting.

**OFFICER REPORTS**

**RECORD OF PROCEEDINGS:**

The first item of business was to review the August 22, 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 August 22, 2022 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 noted that he has spoken to County officials including County Commissioner Thomas regarding the status on the County's position regarding the recent House Bill and its impact on public right-of-way parking in Douglas County as its related to Associations, but has not received a specific response back as of the meeting.

**COMMITTEE REPORTS:**

**Modifications Committee:** The Board reviewed two homeowner variance requests. The first was on Carnelian Place for a garage door. Upon review, motion was made, second and unanimously passed to grant the variance. The second was Quarry Hill Place for window frames. Upon review, motion was made, second and unanimously passed to grant the variance.

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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 reviewed the information present to Director Silici as Treasurer related to the meeting that was held with the HBS Team on their request to go to an automatic pick-up system, which in-turn would be an increase in costs to the Association. Upon final review, motion was made and seconded and with no public comment, unanimously passed to provide Mr. Eames and Director Silici the authority to negotiate an addendum to the current trash service contract based upon the outlined written presentation provided to the Board in their informational packet and authorize the Board President to execute the negotiate addendum thereafter.


**NEW BUSINESS:**

**ADJOURNMENT:**

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:10 p.m. The next regularly scheduled meeting of the Board was tentatively set for April 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 April 2023.

STONEGATE VILLAGE BOARD OF DIRECTORS

By   
Secretary/Authorized Agent

**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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**Board of Directors Meeting**

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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

**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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**April 24, 2023**  
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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