

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

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom on July 22, 2024. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Daniel Dettwiler, and Frank Silici. Also, in attendance were ten homeowner members, along with Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:06 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:

Two owners in attendance discussed the semi-truck being parked in the Laurel Hill cul-de-sac, and what if any options are available to try and get the owner's cooperation in not parking it in the cul-de-sac. After a lengthy review, the Board thanked the owners for attending and requested management to reach out to the Fire Department regarding the concerns and report back to the owners and the Board.

Eight owners were in attendance to discuss concerns related to a neighbor, off Flagstone Way, and the owner's dogs barking for extended periods of time, sometimes very early in the morning. Upon review, along with a question-and-answer period between the Board and attendees, the Board thanked the members for their input and stated that they would reach out to the owner on Flagstone to set up a Zoom meeting, in an attempt to agree on a reasonable compromise/resolution for all parties involved.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

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

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through June 30, 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 June 30, 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 also reviewed the current House Bill that recently passed and the potential impact they will have on the Association.

COMMITTEE REPORTS:

Modifications Committee: The Board was provided the Modification Committee log for the period from March 7, 2024 through July 11, 2024 as part of their informational packet. There was no homeowner variance request for review for the meeting.

Social Committee: No official report

Stonegate Village Owners Association

Board of Directors Meeting

July 22, 2024

Page 2

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 was able to work with the homeowners on Oakwell Court, to come up with an agreeable compromise to repaint the body of the home.

NEW BUSINESS:

2025 Budget Preparation: Mr. Eames noted that he will be working with Director Silici in the next couple of weeks on the proposed 2025 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.

HBS Trash Services: A general discussion took place regarding several inconsistent services, both missing pick-ups and not being able to finish pick-up routes provided by HBS over the past several weeks. Upon review, the Board agreed to have the management team set up a work session with both Mike Minks and Tom Miller, representing HBS to review the concerns and how their team is addressing.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:35 p.m. The next regularly scheduled meeting of the Board was the Annual Membership and Budget Ratification meetings, tentatively set for October 28, 2024 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors.

STONEGATE VILLAGE BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent