

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
MAY 19, 2025**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom on May 19, 2025. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Robert Forsyth, and Frank Silici. Also, in attendance were two homeowner members, along with Rich Johnston, legal counsel for the Association; Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Marshall called the meeting to order at 6:05 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 homeowners in attendance expressed concerns about a property in disrepair within the community, as well as suspected illegal activity occurring at the home. They urged the Association and management to take stronger action in addressing the homeowner's behavior.

Legal counsel, Mr. Johnston, advised that the Association must follow state law and is bound by the enforcement procedures outlined in governing documents. However, he agreed to look into whether any additional action could be taken within those legal parameters.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the January 27, 2025 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 27, 2025 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through April 30, 2025 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 April 30, 2025.

LEGAL UPDATES:

The Board reviewed the status of all current and pending legal matters involving properties within the community. The parking ordinance under consideration by the Douglas County Board of Commissioners was also discussed, including its potential impact on street parking within the community. The Board requested that legal counsel obtain a copy of the proposed ordinance for review.

COMMITTEE REPORTS:

Modifications Committee: The Board was provided the Modification Committee log for the period from October 24, 2024 through May 12, 2025 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
May 19, 2024
Page 2

MANAGEMENT REPORT:

Ms. Kear reviewed the correspondence sent out and received for the month. Ms. Kear 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 Ms. Kear for responses to several letters of concern, comments pending hearings and/or appeals to the Owners Association.

UNFINISHED BUSINESS:

NEW BUSINESS:

The Board was presented with a parking patrol proposal included in their meeting packet for review. However, the proposal did not currently align with the approved budget and was tabled for further review.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:11 p.m. The next regularly scheduled meeting of the Board is tentatively set for July 28, 2025 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 ___/s/ Alisia Kear_____
Secretary/Authorized Agent