

**RECORD OF PROCEEDINGS OF THE
STONEGATE VILLAGE BOARD OF DIRECTORS MEETING
JANUARY 26, 2026**

MEETING CALLED TO ORDER:

The Board of Directors for the Stonegate Village Owners Association, Inc., met via Zoom on January 26, 2026. Present were: Dave Marshall, Tom McHenry, Sean Donlin, Robert Forsyth and Frank Silici. Also, was with Alisia Kear with PCS. Director Marshall called the meeting to order at 6:00 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:

No homeowners were in attendance.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the July 28, 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 July 28, 2025 as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through December 31, 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 December 31, 2025.

LEGAL UPDATES:

The Board reviewed the status of all current and pending legal matters involving properties within the community. The Board also reviewed correspondence from a homeowner regarding reported covenant violations and concerns related to enforcement. Legal counsel provided a written response advising that the Board has discretion under Colorado law and the governing documents when determining whether to pursue enforcement actions. Legal also noted that homeowners retain the right to pursue enforcement of the Declaration independently if they believe violations exist.

RATIFICATION OF ELECTRONIC CONSENT:

The Board reviewed the electronic consent previously provided by the Directors approving the proposed 2026 budget. A motion was made and seconded to ratify the electronic consent of the Board approving the 2026 budget. There being no further discussion, the motion passed unanimously, and the approval is hereby reflected in the official minutes of the meeting.

COMMITTEE REPORTS:

Modifications Committee: The Board was provided the Modification Committee log as part of their informational packet. There was no homeowner variance request for review for the meeting.

Social Committee: No official report.

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MANAGEMENT REPORT:

Ms. Kear summarized the correspondence sent and received during the month. The Board provided direction regarding responses to several homeowner concerns, including matters pending hearings and/or appeals before the Association.

Ms. Kear also advised the Board of the bankruptcy filing for The Highlands at Stonegate North. The Board inquired whether the filing would have any potential impact on this condominium community or the Association's assessments.

The Board also discussed the community monuments that require maintenance but are located on parcels owned by other property owners, and requested clarification regarding what actions the Association may take in reference to those improvements.

UNFINISHED BUSINESS:

Holiday Lighting Guidelines: The Board discussed the holiday lighting section of the guidelines following a report from a homeowner. It was noted that the Association's vendor must install the community holiday lighting prior to the guideline dates due to vendor availability and costs associated with those installations. The Board discussed updating the guidelines to clarify this exception for the Association's vendor installation schedule.

The Board also discussed that if notices related to holiday lighting were to be sent, by the time the letters are received the timeframe in which holiday décor is permitted would likely already be in compliance under the guidelines. Therefore, the Board retains discretion to determine whether to issue courtesy notices or formal violation notices in accordance with the Association's covenant violation policy.

NEW BUSINESS:

No new business.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:26 p.m. The next regularly scheduled meeting of the Board is tentatively set for April 27, 2026 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