

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
STONEGATE VILLAGE METROPOLITAN DISTRICT
HELD JUNE 20, 2019**

A regular meeting of the Board of Directors of the Stonegate Village Metropolitan District was held on Wednesday June 20th, 2019 at 10326 Stonegate Parkway in Parker, Colorado at 5:30 p.m.

ATTENDANCE:

Present were Directors:

Greg Sanford
Lisa Hyvonen

Channing Odell
Lori White

Eric Jensen (via phone)

Also in attendance: Tom George; Spencer Fane LLP
Sarah Sjobakken; District Manager
Charles Wenger; Landscape Operations
Michael Gerstner; TST Infrastructure
Scott Barnett; Mulhern MRE.
Ger Whelan; Colorado Water Systems
Kraig Necker; Resident
Rachelle Huston; Resident

**CALL TO
ORDER:**

Director Sanford called the meeting to order at 5:32 p.m.

**DISCLOSURE
OF POTENTIAL
CONFLICTS OF
INTEREST:**

Directors Sanford, Hyvonen, White, Odell and Jensen declared that they had no conflicts of interest.

**APPROVAL
OF AGENDA:**

Director Sanford moved that the agenda be approved as presented. Upon motion duly made, seconded by Director Hyvonen, and unanimously carried, the agenda was approved.

**PUBLIC
COMMENT:**

Resident Craig Necker was present to address the Board regarding issues he sees in Stonegate. These included the branch removal, automobile speeders, grounds crews, and hammocks in the park. The Board will discuss and direct staff on a response to the resident.

**FINANCIAL
ITEMS:**

Monthly Claims for Payment: The claims were presented for payment dated May 31, 2019. Director Sanford moved that the Board approve the claims for payment as presented. Upon second by Director White, a vote was taken, and motion carried unanimously.

Financial Statements: The May 2019 financials were presented to the Board for review. Director Sanford made a motion to accept the May 2019 financials. Director Hyvonen seconded the motion, and upon vote, they were unanimously approved.

The Draft Stonegate Village Metropolitan District Year Ended December 31, 2018 Financial Statements with Independent Auditor's Report was distributed to the Board.

**APPROVAL OF
PAST MEETING
MINUTES:**

Director Sanford moved that the meeting minutes from May 15, 2019 be approved. Upon motion duly made, seconded by Director Odell, and unanimously carried, the minutes were approved.

**DISTRICT
REPORTS:**

CWS Report. Ger Whelan was present to address the Board regarding water and sewer operations. He talked about the membranes at the WWTF and the future need for 1 mil. fine screens. He would like to see in the budget a \$42k yearly accrual for replacement membranes.

12" valve not leaking currently but need to evaluate replacing the 12" T and put in a bigger T and 16" lines and then replace. Pressure system. Ger looking at an insertion meter.

TST Report.

Michael Gerstner was present to report to the Board on current projects. The Challenger Lift Station is complete and contractor is ready for final payment. The District has directed TST to defer all work on the 12" Pipe at Stonegate Parkway and Crestrock Circle. The valve is not currently leaking. WWTP Headworks Improvements: The new equipment has been ordered with delivery expected in September. WTP Evaluation: a task order was submitted to the Board prior to the March meeting.

Mulhern Engineering Report. Scott Barnett was present to address the Board with an update. The irrigation level at the pond is healthy and he will continue to monitor. Our MS4 and Reg. 84 have been submitted and we are CDPHE compliant. Richmond Homes is beginning to turn on their irrigation. 2 of our 4 sanitary sewer rehabs are complete. Etkin-Johnson has requested 4-2" taps for their warehouse builds in Compark. Mr. Barnett then brought up the use of Ice Piggings pipes for build up. It was used in Cottonwood. It's expensive, difficult and operations intensive, but it does work.

District Management Report: Manager Sjobakken included a monthly report in the Board packet. Highlight include the following: The proposed agreement with PWSD did not go through. Castle Rock is taking a portion of our WISE water through August of 2019. We are utilizing the WISE portal for this trade. We

have fined Richmond Homes \$3k for the use of illegal jumpers while they are building their new homes. The branch clean-up numbers are not all in but include Keesen, 5280 Waste and Rocky Mountain Tree. A new message board at the tennis courts was installed. Our seasonal part-time employees continue with fence rail replacements. Native mowing is scheduled for this coming weekend. The outdoor light poles at the community center were painted. Day to day operations of the pool continue. We added 2 picnic tables by the snack shack. The pool slide was hand-waxed. 20 loungers and 20 chairs were ordered. The handicap bench in the dressing room was repaired. Front Range will have 4th of July games.

**EXECUTIVE
SESSION:**

Director Sanford made a motion pursuant to 24-6-402(4)(b), C.R.S. at 7:49 pm. Executive session ended at 7:22 pm

OLD BUSINESS:

Parks and Rec. Fee. Director Sanford moved to recind the vote made on May 15, 2019 that increased the parks and rec. fee to \$43.50. Upon motion duly made, there were no seconds.

Director Sanford moved to increase water rates 8% effective June 1, 2019. Upon motion duly made, seconded by Director Odell, and unanimously carried, the rate increase was approved.

NEW BUSINESS:

None.

**ATTORNEY'S
ITEMS:**

None.

ADJOURNMENT:

There being no further business for the Board's consideration, Director Sanford moved that the Board adjourn the meeting at 7:40 p.m. Upon second by Director White, a vote was taken, and motion carried unanimously.

Respectfully submitted,

Secretary for the Meeting