

**STONEGATE VILLAGE METROPOLITAN DISTRICT  
BOARD OF DIRECTORS  
2024 MEETING MINUTES**

DATE: August 21, 2024  
LOCATION: 10326 Stonegate Parkway Parker, Colorado

I. The Meeting was called to order at 3:00 p.m.

II. CALLING OF ROLL

Attendees      Lori White – President  
                     Samuel Sherman - Vice-President  
                     Channing Odell - Secretary/Treasurer  
                     Greg Sanford - Director  
                     Heidi Plummer - SVMD/District Administrator  
                     Charlie Wenger - SVMD/Landscape Manager  
                     Kimberly Johanns - Simmons Wheeler  
                     Owner -17324 Cornerstone Way  
                     Ger Whelan - CWS  
                     Bernt Green – Commercial Fence & Iron Works  
                     Jennifer Thomas -Front Range Recreation

III. DISCLOSURE OF CONFLICTS

Board members advised that each had no conflict of interest, and no disclosures were necessary.

IV. AGENDA

The Board reviewed and approved the agenda.  
RESOLVED by general consent: The 8/21/24 agenda is approved.

V. PUBLIC COMMENT

There was no public comment from one member of public who was in attendance.

VII. MINUTES

The Board reviewed the Board 6/19/24 Meeting Minutes and requested one revision.  
RESOLVED by general consent: The 6/19/24 Board Meeting Minutes, as revised, are approved.

VIII. FINANCIALS

HANDOUT – Claims and Financial Reports for June/July 2024.  
Kimberly Johanns/Simmons Wheeler, provided an overview of the June/July 2024 Claims and Financial Reports. Ms. Johanns recommended approval of all claims and acceptance of the financials for June/July 2024.  
RESOLVED by general consent: The Claims and Financial Reports are approved.

Audit 2023. Ms. Johanns provided an overview of the 2023 Audit. The Board reviewed and ratified the decision approving the 2023 Audit. President White approved the final document.

RESOLVED by general consent: The 2023 Audit is approved.

#### IX. WATER AND WASTEWATER

1. SNVMD Effluent. The Board reviewed the Effluent monthly read for SNVMD.
2. Engineering Report. Mr. Barnett/Mulhern MRE gave the Board an update on various projects going on in the District. Mr. Barnett informed the Board that Lennar Homes has asked for an invoice for the first group of tap fees.  
Mr. Barnett and the Board had a general discussion about the final landscape plan for the Newlin Crossing project. Though the plan has been finalized and accepted by The Town of Parker, the District, as the water provider, may have some influence on modifying the design to allow for greater water savings. Secretary Odell and District Manager Plummer volunteered to meet with the developer to discuss the landscape.
3. Operation Update. Ger Whelan/CWS, advised that the first quarterly payment for membrane replacement at the Wastewater Plant have been made; CWS is working with CDPHE on a site application amendment, which could take up to 8 Months; KA 19 and LFH 3 Wells had the AC unit fail due to extreme heat and replacement of same has been scheduled; the Booster Station pump will be ordered and is thirty weeks out; and, Bill Goetz/TST has finished the Master Plan and asked to set up a date for a workshop with the Board.
4. Termination of Easement Agreement and Easement Vacation. The Board reviewed the agreement to vacate the easement at SE ¼, section 6, Township 6 South, Range 66 West 6<sup>th</sup> P.M. Town of Parker, County of Douglas, State of Colorado and approved it.  
RESOLVED by general consent: The easement vacation, is approved.
5. Easement Agreement. The Board reviewed the easement agreement at easement at SE ¼, section 6, Township 6 South, Range 66 West 6<sup>th</sup> P.M. Town of Parker, County of Douglas, State of Colorado.  
RESOLVED by general consent: The easement agreement, is approved.

#### X. PARK AND RECREATION NEW BUSINESS

1. Rate Study Proposal -TST. The Board reviewed the Rate Study proposal from TST Infrastructure for \$53,000.00 to evaluate the District rates for water, sewer, and effluent customers.  
RESOLVED by general consent: The Rate Study proposal from TST Infrastructure, is approved.
2. Keesen Maintenance Checklist and Update. The Board reviewed the Maintenance Checklist and Update and had no questions.
3. SVMD Landscape Report. Charlie Wenger/SVMD Landscape Manager gave a brief overview of the report to the Board. Mr. Wenger informed the Board that the seeding

for the native conversion on the north side of Lincoln Avenue has begun after a lengthy delay, and the next conversion area needs to be identified. The Board had a general discussion about coordination and preparation of native turf conversion areas so that the projects are completed in a timely manner and at the right time of the year. Work on the next conversion area should start in March or April of 2025, with seeding completed no later than the end of April.

4. SVMD Prep and Re-Stain of Existing Fences. The Board reviewed the proposal from Commercial Fence & Iron and asked that Charlie Wenger get two more proposals. The Board requested the District Manager to prepare a scope of work for the re-staining project.
5. SVMD Signage and Wastewater Facility Landscape Architecture. District Manager Plummer and Secretary Odell provided a brief overview of the proposal from Norris Design, to review the District's signage and landscape architecture, to include the waste water facility, and create a comprehensive plan for updating these elements. The Board had a general discussion and asked several questions. There was consensus among the Board to proceed. The Board requested that the District obtain one or two more proposals, based upon the same criteria as in the Norris Design proposal, to compare rates and services.
6. CPW Prairie Dog Relocation. District Manager Plummer gave an overview of the onsite meeting regarding the relocation of prairie dogs. It was noted that the contractor who attended the meeting is the same one who provides services to Xcel Energy for the relocation of prairie dogs. The Board reviewed and ratified the signing of the proposal for relocation, which is scheduled for September, two locations in the District.  
RESOLVED by general consent: The contract for relocation, is approved.
7. SVMD Water/Sewer Billings and Rental Properties. District Manager Plummer advised the Board of the current practice of billing a tenant directly, at the request of an owner that is using their residence as a rental property, for water/sewer services. Ms. Plummer noted collection complications with this method, and also noted that the District's legal relationship is with the property owner, and not the tenant. Ms. Plummer suggested this practice be discontinued and that all billing goes to the owner of residence. The Board agreed and directed that the District send a letter to all owners affected, advising that all water/sewer billing will no longer be in the name of the tenant, but only in the name of the owner, effective immediately.  
RESOLVED by general consent: The change in water/sewer billing procedure for rental properties is approved.

## XI. NEXT MEETING

The next regular Board Meeting shall be at 3:00 p.m. on September 18, 2024, at 10326 Stonegate Parkway Parker, Colorado.

XII. ADJOURNMENT – 6:12 p.m.

Submitted:   
Channing Odell, Secretary