

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

STERLING HILLS WEST METROPOLITAN DISTRICT

Held: Thursday, November 10, 2022, at 6:30 p.m., via video conference at <https://us06web.zoom.us/j/98372378796?pwd=Q11iK2VNaCswQTVFNnlQRmMxdSszQT09> or by telephone conference at Dial-In Number: 1-669-900-6833; Meeting ID: 846 0670 6702, Passcode: 086222. Notices advising members of the public of the login URL and call-in number to join the meeting were posted on the District's website and at the District's regular posting location.

Attendance:

A regular meeting of the Board of Directors of the Sterling Hills West Metropolitan District was scheduled in compliance with the laws of the State of Colorado.

The following directors were in attendance:

Alberteen Ransom, Secretary
CJ Matthews, Assistant Secretary
Christine Hatter, Assistant Secretary
Michael Lenz, Treasurer

The following directors were absent and excused:

Juliet Uhlott, President

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Edward W. (Ted) Laves, Colorado District Management and Operations; and Debra Sedgely, CliftonLarsonAllen LLP.

1. Call to Order / Declaration or Quorum: Director Ransom, noting the presence of a quorum, called to order the regular meeting of the Board of Directors (the "Board") of the Sterling Hills West Metropolitan District (the "District") at approximately 6:44 P.M.
2. Approval of/Additions to/Deletions from: After review and discussion, upon the motion of Director Matthews and second of Director Ransom, the Board unanimously approved

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- Agenda: the agenda, as presented.
3. Director Matters -
Conflicts of Interest: Ms. Ivey advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosure previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.
4. Public Comment: None.
5. Approval of Minutes -
Minutes of August 11,
2022 Regular Meeting: Ms. Ivey presented to and reviewed with the Board minutes of its August 11, 2022 regular meeting. After review and discussion, upon motion of Director Hatter, second of Director Ransom, and unanimous vote, the Board approved its August 11, 2022 regular meeting minutes.
- Minutes of September
15, 2022 Special
Meeting: Ms. Ivey presented to and reviewed with the Board minutes of its September 15, 2022 special meeting. After review and discussion, upon motion of Director Matthews, second of Director Ransom, and unanimous vote, the Board approved its September 15, 2022 special meeting minutes.
6. Financial Matters -
Financial Report: Ms. Sedgeley reviewed the September 30, 2022 unaudited financial statements and June 30, 2022 schedule of cash position, which was updated through October 26, 2022. After review and discussion, upon the motion of Director Matthews, second by Director Ransom, the Board unanimously accepted the September 30, 2022 unaudited financial statements and June 30, 2022 schedule of cash position, which was updated through October 26, 2022.
- Approval of Claims: Ms. Sedgeley presented to and reviewed with the Board the current claims of the District from the period September 6, 2022 through October 13, 2022, totaling \$90,282,70. After review and discussion, upon the motion of Director Matthews, second by Director Ransom, the Board unanimously ratified approval of the claims, as presented.

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Public Hearing on Proposed 2022 Budget Amendment: Upon motion by Director Ransom, second by Director Matthews, and unanimous vote, the Board of Directors opened a public hearing on the proposed 2022 budget amendment consistent with published notice. There appearing no member of the public wishing to speak on the budget, upon motion by Director Matthews, second by Director Ransom, and unanimous vote, the Board of Directors closed the public hearing.

Resolution Approving Proposed 2022 Budget Amendment and Appropriate Sums of Money: Ms. Sedgeley advised the Board that no budget amendment was necessary and therefore no action was taken on this agenda item.

Public Hearing on Proposed 2023 Budget: Upon motion by Director Ransom, second by Director Matthews, and unanimous vote, the Board of Directors opened a public hearing on the proposed 2023 budget consistent with published notice. There appearing no member of the public wishing to speak on the budget, upon motion by Director Matthews, second by Director Ransom, and unanimous vote, the Board of Directors closed the public hearing.

Resolution Approving Proposed 2023 Budget, Certification of Mill Levy, and Appropriate Sums of Money: Ms. Sedgeley reviewed with the Board the proposed 2023 budget and Ms. Ivey presented to the Board of Directors a resolution for approval and adoption of the 2023 budget, appropriating funds therefor and certification of a mill levy thereunder. After review and discussion, upon motion by Director Matthews, second by Director Ransom, and unanimous vote, the Board of Directors approved the resolution adopting the 2023 budget and appropriating the funds to the approved budget and certifying the mill levies as provided in the Option C proposed budget with the addition of \$100,000 for Detention Pond Capital Improvements.

Statement(s) of Work with CliftonLarsonAllen LLP: Ms. Sedgeley reviewed with the Board of Directors the Statement(s) of Work with CliftonLarsonAllen LLP. After review and discussion, upon motion by Director Ransom, second by Director Hatter, and unanimous vote, the Board of Directors approved the Statement(s) of Work with CliftonLarsonAllen LLP.

7. Managers' Report: Mr. Laves discussed with the Board his District Manager's Report which was included in the meeting packet, the following Items were discussed in detail:

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Detention Pond

Update-

Condition Review: Mr. Laves provided an update to the Board on the Detention Pond, noting that the Detention Pond has been dry recently but we have not had much precipitation so that remediation work has not been tested at this time. The trash nets have been ordered and are anticipated to be received in late November and will be installed after receipt. Mr. Laves reported that after some back-and-forth Western States Reclamation, Inc. has completed the requested work and has requested final payment.

Landscaping Services: Mr. Laves presented to and reviewed with the Board a proposal from Parkside Landscaping for an amendment to their landscaping services agreement involving an increase in price for regular landscaping and the addition of maintenance for the Detention Pond. Following review, upon motion duly made by Director Hatter, second by Director Lenz, and unanimous vote, the Board approved an amendment to the Parkside Landscaping Services Agreement to revise the compensation and rates for landscaping services.

Engineering Services: Mr. Laves reviewed with the Board a proposal from Martin/Martin Consulting Engineers for engineering services. Following review, upon motion duly made by Director Matthews, second by Director Ransom, and unanimous vote, the Board approved entering into an agreement with Martin/Martin Consulting Engineers for pond engineering services with compensation of \$2,850.00 in the first year and \$2,500.00 in the second year and any additional services being on an on-call/by requested basis.

2023 Tree Services: Mr. Laves presented to and reviewed with the Board a proposal from SavATree for 2023 tree services. Following discussion and upon motion by Director Matthews, second by Director Lenz, and unanimous vote, the Board of Directors approved the portions of the proposal from SavATree for 2023 deep root watering tree services to be performed in November 2022, and January, February and March 2023 approximately 30 days apart at the direction of Mr. Laves and the Emerald Ash Borer Soil Injection.

Vandalism-

Graffiti on East Lasalle Monuments' Bricks:

Mr. Laves provided an update regarding the vandalism to the East Lasalle monuments' bricks and remediation efforts that will take place by the City of Aurora as a one time courtesy service.

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Monument Upgrades: Mr. Laves reported that new letters for the two East LaSalle Place monuments should arrive soon, the new “West Metro” addition signs are completed and both should be installed by December.

A proposal in the amount of \$550 has been received from Royal One Services to paint the background on the two East LaSalle Place monuments prior to the new letters being installed. Mr. Laves will approve this expenditure without Board approval.

Compliance with Monument Vandalism Agreement: Mr. Laves reported the compliance to-date by the Youngs with the Monument Vandalism Agreement. Payments have been received on schedule but community service has not started.

Red Park Basketball Court Status and Recommendations: Mr. Laves reviewed with the Board the status of the Red Park basketball court tile graffiti remediation. The tiles have been removed from the main court which now has a concrete service. The Board may need to consider an anti-graffiti coating in the future.

8. Legal Matters-

2023 Annual Resolution, Election of Officers and Regular Meeting Date/Location: Ms. Ivey presented to and reviewed with the Board a resolution, prepared annually to handle the District’s ongoing operation and business. After review and discussion, upon motion by Director Matthews, second by Director Hatter, and unanimous vote, the Board of Directors approved the resolution, as revised, including the election of the following officers to the Board of Directors and regular meeting date/location:

President:	Juliet Uhlott
Treasurer:	Mike Lenz
Secretary:	Alberteem Ransom
Assistant Secretary:	CJ Matthews
Assistant Secretary:	Christine Hatter

Regular meetings will be held on the second Thursdays of March, June, August, and November at 6:30 p.m., via online meeting.

2023 Election Resolution: Ms. Ivey presented to and reviewed with the Board the 2023 Regular Special District Election Resolution. Following discussion and upon motion by Director Matthews, second by

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Director Hatter, and unanimous vote, the Board approved the 2023 Regular Special District Election and approved engaging Community Resource Services of Colorado, LLC to perform election services.

9. Other Business:

None.

10. Adjournment:

There being no further business to come before the Board, upon motion of Director Ransom, second of Director Matthews, and majority vote, the meeting was adjourned at 8:47 p.m.

DocuSigned by:

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Secretary of the Meeting