

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

STERLING HILLS WEST METROPOLITAN DISTRICT

Held: Thursday, June 8, 2023, at 6:30 p.m., via video conference at <https://us06web.zoom.us/j/85318103063?pwd=aTI4VXpiK09lVCtYYktwREc2T0tzdz09> or by telephone conference at Dial-In Number: 346-248-7799; Meeting ID: 853 1810 3063, Passcode: 290932. 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:

Juliet Uhlott, President
Michael Lenz, Treasurer
Alberteen Ransom, Secretary
CJ Matthews, Assistant Secretary

Also present were:

Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Edward W. (Ted) Laves, Colorado Special District Management and Operations; Jenna Trujillo, CliftonLarsonAllen LLP; and Barb Flowers, Resident.

1. Call to Order /
Declaration or Quorum: Director Lenz, 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 6:37 P.M.
2. Approval of/Additions
to/Deletions from
Agenda: After review and discussion, upon the motion of Director Lenz, and second of Director Ransom, the Board unanimously approved the agenda, as presented.

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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.

Candidates for Board Vacancy:

Mr. Laves noted that there is currently a vacancy on the Board of Directors.

4. Public Comment:

Ms. Flowers noted that she inquired with Mr. Laves about the detention pond and was curious why it was holding water. Ms. Flower inquired about how many HOAs are located within the District. Director Matthews advised about the number of HOAs and also advised that the detention pond is holding water due to the extraordinarily wet spring.

5. Approval of Minutes -

March 9, 2023 Regular Meeting:

Ms. Ivey presented to and reviewed with the Board minutes of its March 9, 2023 regular meeting, which was included in the meeting packet. After review and discussion, upon motion of Director Matthews, and second of Director Lenz, the Board unanimously approved its March 9, 2023 regular meeting minutes.

April 27, 2023 Special Meeting:

Ms. Ivey presented to and reviewed with the Board minutes of its April 27, 2023 special meeting, which was included in the meeting packet. After review and discussion, upon motion of Director Uhlott, and second of Director Matthews, the Board unanimously approved its April 27, 2023 special meeting minutes.

6. Financial Matters -

Financial Report:

Ms. Trujillo reviewed the financial report with the Board.

Claims:

Ms. Trujillo presented to and reviewed with the Board the interim and current claims of the District from the period March 3, 2023 through June 1, 2023, totaling \$54,641.68. Ms. Trujillo noted that claims included in the packet included previously ratified claims. Director Matthews noted that the Parkside/Keesen bills appear not to be accurate and appear to be for landscape services that have not been rendered, which has been a problem with this entity in the past. After review and discussion, upon motion of Director

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Matthews, second of Director Ransom, the Board ratified approval of the interim claims and approved the current claims, as presented on the condition that no further payments be made to the Parkside/Keesen Contract until it is reconciled to ensure that billings are accurate to date and the District is not paying for services that have not been rendered.

7. Manager's 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:

Report on Resolution of Irrigation Pipe Break beneath Argonne:

Mr. Laves reported that Keesen was able to repair the Lumen irrigation damaged pipe without boring due to the break being on the southwest side of Argonne. He further noted that turf repairs are still pending on the northeast side and confirmed he will continue to follow up with Keesen.

Pond Status Update:

Mr. Laves provided an update to the Board on the condition of the Pond, noting it continues to struggle this spring with ongoing standing water which appears to be the result of the pond being originally designed and constructed to be too small and the outlet structure not allowing enough outflow. Mr. Laves has been working with Mark Thornbrough, PE at Martin/Martin Engineers on solutions to remedy the pond's imbalance. Mr. Thornbrough's plan is to verify the calculations of Wright Water Engineering and then to ask the City of Aurora to allow a variance to enlarge the outlet holes so that outflows can be increased. As a result of the extended periods of standing water, the grass hydroseeded last fall by Western States Restoration has likely died and new plantings will need to be done. Corvus Environmental which is under contract with the District will advise once the pond is no longer submerged. Having appropriate vegetation in the pond is a necessary precondition for closing out the pond's construction permit. The Board directed Mr. Laves and Ms. Ivey to work with Martin/Martin Engineers and the City of Aurora to acquire permission through a variance or otherwise to alter the outlet structure to improve the pond's outflow rate.

Bids Received For and Award/Approval of Landscaping Maintenance and Snow Removal Services

Mr. Laves presented to the Board the bids received for landscaping maintenance and snow removal services contracts. Following discussion and review, the Board directed Mr. Laves to negotiate with Arrowhead Landscape Services and other landscaping firms

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Contract: on their rates and to get recommendations for a pond contractor for Board review.

Other Matters -

Proposal to Build Fence on Sterling Hills Parkway by Detention Pond:

Mr. Laves presented to the Board the proposal received to build a fence on Sterling Hills Parkway by the detention pond. The Board discussed the desire to put a fence around the entire perimeter to prevent trash from blowing into the detention pond and increase safety. Following review, upon the motion of Director Matthews, second of Director Uhlott, the Board unanimously approved Mr. Laves getting approval from the City of Aurora to install the fence around the entire perimeter, publicly bid the installation project, and work with Directors Matthews and Lenz to award a contract for perimeter fencing in an amount not to exceed \$80,000.

Proposal to Install Water Meter for Real Time Monitoring of Irrigation Usage:

Mr. Laves presented to the Board the proposal received to install a water meter for real-time monitoring of irrigation usage. Following review, upon the motion of Director Lenz, second of Director Matthews, the Board unanimously approved the proposal from Metron-Farnier in an amount not to exceed \$1,405.00 for the meter on Sterling Hills Parkway through which 60% of the District's water flows and attendant costs for installation of the meter.

10. Adjournment:

There being no further business to come before the Board, upon motion of Director Uhlott, second of Director Matthews, and unanimous vote, the meeting was adjourned at 8:26 p.m.

DocuSigned by:
Alberteen Ransom
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Secretary of the Meeting