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RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

STERLING HILLS WEST METROPOLITAN DISTRICT

Held: Thursday, June 12, 2025, at 6:30 p.m., via video conference at https://us06web.zoom.us/j/84287016201?pwd=oQNleXZOb2n279QU8jaVb19uRK4VOb.1 or via telephone conference at Dial-In Number: 1-719-359-4580; Meeting ID: 842 8701 6201, Passcode: 577497. 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
CJ Matthews, Assistant Secretary

The following director was absent (*absence excused*):

Alberteen Ransom

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Edward W. (Ted) Laves, Colorado Special District Management and Operations; Jason Carroll, CliftonLarsonAllen LLP; and one member of the public, Tammi Robson.

1. Call to Order/ Declaration or Quorum: Director Uhlott, 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 6:34 P.M.

2. Approval of/Additions to/Deletions from Agenda: After review and discussion, upon motion by Director Uhlott, second by Director Matthews, and unanimous vote, the Board of Directors approved the agenda, as presented.

3. Director Matters -

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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.

Appointment of Director to Fill Board Vacancy: Ms. Ivey advised the Board that there is currently one vacancy on the Board of Directors of the District. The Board noted its efforts to find candidates but does not have anyone interested at this time.

Election of Board Officers: Upon motion of Director Matthews, second of Director Uhlott, and unanimous vote, the Board elected the following slate of Officers:

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

4. Public Comment: None.

5. Approval of Minutes - March 27, 2025 Special Meeting: Ms. Ivey presented to and reviewed with the Board minutes of its March 27, 2025 special meeting. After review and discussion, upon motion of Director Matthews, second of Director Uhlott, and unanimous vote, the Board approved the March 27, 2025 special meeting minutes without change.

6. Financial Matters - Financial Report: Mr. Carroll reviewed the financial report with the Board, including the March 31, 2025 unaudited financial statements. After review and discussion, upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board accepted the March 31, 2025 unaudited financial statements. Director Matthews noted that no financials for April 30, 2025 were available for Board review.

Claims: Mr. Carroll presented to and reviewed with the Board the interim and current claims of the District from the period March 8, 2025 through June 4, 2025, totaling $80,154.80. After review and discussion, upon motion of Director Matthews, second of Director

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Lenz, and unanimous vote, the Board ratified approval of the interim claims and approved the current claims, as presented.

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:

Swing Set: Mr. Laves provided an update to the Board regarding the swing set, noting that the City of Aurora Planning Department had granted a permit following the planting of the five (5) required new trees and that the City of Aurora Building Department had emailed that no building permit would be required. Mr. Laves noted that Item F under Contract Matters is to consider the proposal for the swing set.

Pond Performance: Mr. Laves provided an update to the Board regarding pond performance. Mr. Laves noted that Item E under Contract Matters is to consider the proposal for outlet modifications. Upon motion of Director Matthews, second of Director Uhlott, and unanimous vote, the Board directed that Mr. Laves rent a temporary storage locker to store the existing plate and screen as requested by the City of Aurora.

Prairie Dog Fence: Mr. Laves provided an update to the Board regarding the prairie dog fence, noting that the fence is performing as expected and no additional actions are recommended at this point.

HOA Fence Project Status: Mr. Laves provided an update to the Board regarding the HOA fence project status and noted that a contract between the District and the Sterling Hills West HOA has been signed.

Pond Permit Close Out: Mr. Laves provided an update to the Board regarding the long-standing pond construction permit close out because water quality vegetation has become adequately established in the pond's bottom. Mr. Laves noted that the City of Aurora requires the temporary irrigation system at the bottom of the pond to be removed by September. Mr. Laves will work with Corvus and EDI to get a revised proposal to convert the temporary irrigation to a permanent system. Upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board approved contracting in an amount not-to-exceed $7,500.00 for the work to trench in the existing irrigation lines in the pond's bottom.

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Graffiti Removed:	Mr. Laves provided an update to the Board on the successful removal of graffiti from the back of the monument located on the northeast corner of South Tower Rd and East LaSalle Place prior to the City of Aurora issuing a violation notice or fine.
Issues with Townhomes Resident:	Mr. Laves provided an update to the Board regarding issues with a Townhomes resident, noting Mr. Laves' work with the City of Aurora to have the various complaints initiated by this resident dismissed. The Board directed Mr. Laves to notify this individual that entering the detention pond is not allowed and is trespassing.

8. Contract Matters -

Work Authorization No. 2025-01 EDI, LLC re Fence Installation:	Upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board ratified approval of Work Authorization No. 2025-01 EDI, LLC re Prairie Dog Silt Fence Installation around the detention pond.
Work Authorization No. 2025-02 R.R.L. Holdings, LLC re Graffiti Removal:	Upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board ratified approval of Work Authorization No. 2025-02 R.R.L. Holdings, LLC re Graffiti Removal from the monument at the NE corner of South Tower Road and East LaSalle Place.
Work Authorization No. 2025-02 EDI, LLC to Repair Damaged Irrigation Equipment:	Upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board ratified approval of Work Authorization No. 2025-02 EDI, LLC to Repair Damaged Irrigation Equipment.
Work Authorization No. 2025-03 EDI, LLC to Replace Failed Irrigation Controller:	Upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board ratified approval of Work Authorization No. 2025-03 EDI, LLC to Replace a Failed Irrigation Controller near East Wesley Drive and South Ceylon Road.
Proposal for New Outlet Structure for the District's Detention Pond:	Mr. Laves reviewed with the Board a proposal for a new outlet structure for the District's detention pond. After review and discussion, upon motion of Director Matthews, second of Director Uhlott, and unanimous vote, the Board approved the proposal for a new outlet structure for the District's detention pond and related work in an amount not-to-exceed $35,000.

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Proposal for Building Swing Set in Green Park:	Mr. Laves reviewed with the Board a proposal for building a swing set in Green Park. After review and discussion, upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board approved the proposal for building/installing a swing set in Green Park and related items in an amount not-to-exceed $55,000.
Termination of CliftonLarsonAllen LLP Master Services Agreement:	Mr. Laves reviewed with the Board the termination of the master Services Agreement with CliftonLarsonAllen LLP. After review and discussion, upon motion of Director Matthews, second of Director Uhlott, and unanimous vote, the Board approved the termination of the Master Services Agreement with CliftonLarsonAllen LLP effective July 31, 2025 with June financial statements being received no later than July 20, 2025.
Engagement of Morain Bakarich, CPAs for Accounting Services:	Mr. Laves reviewed with the Board the engagement letter from Morain Bakarich, CPAs for Accounting Services. After review and discussion, upon motion of Director Matthews, second of Director Uhlott, and unanimous vote, the Board approved the engagement letter from Morain Bakarich, CPAs for Accounting Services.
Boulder Water Well Service and Supply Inc. Contract:	Mr. Laves reviewed with the Board the Boulder Water Well Service and Supply Inc. Contract for repairs to the Red Park irrigation booster pump. After review and discussion, upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board approved the Boulder Water Well Service and Supply Inc. Work Order.
9. Legal Matters:	None.
10. Other Business:	Director Uhlott requested Mr. Laves to coordinate registration and lodging accommodations for the SDA Conference.
11. Adjournment:	There being no further business to come before the Board, upon motion of Director Matthews, second of Director Uhlott, and unanimous vote, the meeting was adjourned at approximately 7:22 p.m.

DocuSigned by:
Alberteen Ransom
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Secretary of the Meeting