

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

STERLING HILLS WEST METROPOLITAN DISTRICT

Held: Thursday, July 24, 2025, at 6:30 p.m., via video conference at <https://us06web.zoom.us/j/83289039614?pwd=Dc4E4I3xvxJWrpPYcPCxmZ3SE3y7tu.1> or via telephone conference at Dial-In: 1-719-359-4580; Meeting ID: 832 8903 9614, Passcode: 088199. 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 special 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.

1. Call to Order/
Declaration or Quorum:

Director Uhlott, noting the presence of a quorum, called to order the special meeting of the Board of Directors (the "Board") of the Sterling Hills West Metropolitan District (the "District") at approximately 6:32 p.m.

2. Approval of/Additions
to/Deletions from
Agenda:

After review and discussion, upon motion by Director Matthews, second of Director Lenz, and unanimous vote, the Board of Directors approved 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

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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:

It was noted that there are currently no interested candidates.

4. Public Comment:

None.

5. Approval of Minutes -
June 12, 2025 Regular
Meeting:

Ms. Ivey presented to and reviewed with the Board minutes of its June 12, 2025 regular meeting. After review and discussion, upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board approved its June 12, 2025 regular meeting minutes.

6. Proposal to Bury
Irrigation Lines in the
District's Detention
Pond:

Mr. Laves reviewed with the Board the proposal to bury irrigation lines in the District's detention pond. After review and discussion, upon motion of Director Lenz, second of Director Ransom, and unanimous vote, the Board approved the proposal from Environmental Designs, LLC for Additional Services for the work to trench in the existing irrigation lines in the pond's bottom in an amount not-to-exceed \$14,100.00, with such changes to the Additional Services as may be suggested by Environmental Designs, LLC and Mr. Laves may agree to within the not-to-exceed amount, this approval replaces the approval for the work authorized at the June 12, 2025 meeting in an amount not to exceed \$7,500.00.

7. Legal Matters:

None.

During a portion of Other Business, Directors Matthews was not in attendance and/or unable to speak due to being muted at the request of the President

8. Other Business:

Mr. Laves reported on the status of the transition of accountants.

Mr. Laves and Ms. Ivey reported on the status of the damage to the irrigation line resulting from the Sterling Hills West (Sterling Hills Filing 9 and 10) Homeowners Association, Inc. (the "SHW-HOA")'s fence installation project and the request from the SHW-HOA to move the irrigation line. The Board expressed concerns regarding the SHW-HOA's right to build upon the District's property and the potential costs and liability to the District of the SHW-HOA doing

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so. After extended discussion, the Board agreed to have Ms. Ivey, in consultation with Mr. Laves, to work with the SHW-HOA's attorney to find a resolution that protects the District's interests and protects against potential District liabilities and which, provided it does not adversely impact the District's irrigation system or landscaping, may include relocating a portion of the irrigation line, and directed Mr. Laves to work with Environmental Designs, LLC to get a quote for the necessary work, inclusive of all possible damages and repairs to the irrigation system and landscaping and plant materials.

9. Adjournment:

There being no further business to come before the Board, upon motion of Director Uhlott, second of Director Ransom, and unanimous vote, the meeting was adjourned at approximately 7:30 p.m.

DocuSigned by:
Alberten Ransom
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Secretary of the Meeting