

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

STERLING HILLS WEST METROPOLITAN DISTRICT

Held: Thursday, March 12, 2026, at 6:30 p.m., via video conference at <https://us06web.zoom.us/j/89509856345?pwd=8Xe4u99fLDHcinzNwBpbnWcDU0enF9.1> or via telephone conference at Dial-In Number: 1-719-359-4580; Meeting ID: 895 0985 6345, Passcode: 121177. 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. Laves, Colorado Special District Management and Operations; and Michael A. Bakarich, Morain Bakarich, CPAs (*for a portion of the meeting*).

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 Lenz, and unanimous vote, the Board of Directors approved the agenda, with the addition of "Consider Approval of Proposal For Red Park Vandalism Remediation" under Item 7, Manager's Report.

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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 – if any – for
the Vacant Board Position:

Ms. Ivey advised the Board that there is currently one vacancy on the Board of Directors of the District. It was noted that there are currently no interested candidates.

4. Public Comment:

None.

5. Approval of Minutes -

November 20, 2025
Special Meeting:

Ms. Ivey presented to and reviewed with the Board minutes of its November 20, 2025 special meeting. After review and discussion, upon motion of Director Matthews, second of Director Uhlott, and unanimous vote, the Board approved its November 20, 2025 special meeting minutes.

6. Financial Matters -

Financial Report:

Mr. Bakarich reviewed the financial report with the Board, including the February 28, 2026 unaudited financial statements. After review and discussion, upon motion of Director Uhlott, second of Director Ransom, and unanimous vote, the Board accepted the financial report including the February 28, 2026 unaudited financial statements.

Claims:

Mr. Bakarich presented to and reviewed with the Board the interim and current claims of the District from the period November 14, 2025 through March 9, 2026, totaling \$196,316.54. After review and discussion, upon motion of Director Uhlott, second of Director Ransom, and unanimous vote, the Board ratified approval of the interim claims and approved the current claims, as presented.

Moody's Bond Rating
Report:

Mr. Bakarich presented to and reviewed with the Board the Moody's Bond Rating Report. It was noted that no action is needed on the Moody's Bond Rating Report.

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Mr. Bakarich departed the meeting at this time.

7. Manager's Report - Mr. Laves discussed with the Board his District Manager's Report which was included in the meeting packet that was previously emailed to Board members, the following Items were discussed in detail:

Swing Set Projects
Update:

Green Park Status: Mr. Laves provided an update to the Board regarding Green Park, noting Playground Safety Consultants has installed "scuff mats" under the two swings in Green Park to prevent erosion of the mulch and dirt underneath those swings.

Blue Park Swing Set Proposal: Mr. Laves presented to and reviewed with the Board the Blue Park swing set proposal from Playground Safety Consultants in the amount of \$50,626.50. After review and discussion, upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board approved the Blue Park swing set proposal from Playground Safety Consultants in the amount of \$50,626.50 and directed legal counsel to prepare a contract for the work.

Detention Pond Status: Mr. Laves provided an update to the Board regarding the detention pond, noting that the pond appears to be functioning properly but that this is not surprising given the lack of precipitation, which, in turn, is causing concerns about the health of the plantings in the detention pond.

Detention Pond Consulting Proposal from Corvus Environmental: Mr. Laves presented to and reviewed with the Board the Detention Pond Consulting Proposal from Corvus Environmental in the amount of \$11,910.00. After review and discussion, upon motion of Director Uhlott, second of Director Matthews, and unanimous vote, the Board approved the Detention Pond Consulting Proposal from Corvus Environmental in the amount of \$11,910.00.

Kinetic Industry's Proposal to vacuum out the pond's outlet/inlet structures: Mr. Laves presented to and reviewed with the Board the Kinetic Industry's Proposal to vacuum out the pond's outlet/inlet structures in the amount of \$12,750.00. The Board discussed a variety of questions regarding the proposal and how much of the work will be time and materials. After review and

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discussion, upon motion of Director Uhlott, second of Director Matthews, and unanimous vote, the Board approved the Kinetic Industry's Proposal to vacuum out the pond's outlet/inlet structures in an amount not to exceed \$20,000.00 with direction to Mr. Laves to request a revised proposal with proposed costs rather than open ended hourly rates.

Landscaping: Mr. Laves provided an update to the Board regarding landscaping matters as follows:

EDI's Proposal for Turf Enhancement due to lack of winter precipitation: Mr. Laves presented to and reviewed with the Board EDI's Proposal for Turf Enhancement including Revive Turk & oil Treatment (\$2,360.00), Essential G Turf & Soil Treatment (\$8,240.00), and Soil Condition & Surfactant (\$5,520.00) due to lack of winter precipitation in the total amount of \$16,120.00. After review and discussion, the Board had a number of questions about overlap of these services and impact on future viability of plant life after application of these services. The Board directed Mr. Laves to bring more information back to the Board for discussion at a continued meeting at 6:30 p.m. on March 26, 2026.

Bed conversion at NE corner of Red Park: Mr. Laves presented to and reviewed with the Board EDI's Proposals for bed conversion at the NE corner of Red Park in the amount of \$2,265.64 to covert to turf, \$3,017.39 to convert mulch to flowers, and \$4,715.37 to cobble with shrubs. After review and discussion, the Board determined to table this item for future consideration after drought conditions this summer are assessed.

Cost Increase for Bollard Light Replacement in Green Park: Mr. Laves reviewed with the Board cost increases for bollard light replacement in Green Park. After review and discussion, upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board approved cost increases for bollard light replacement in Green Park in the amount of \$2,180.

Red Park Vandalism: Mr. Laves presented to and reviewed with the Board the proposal for vandalism remediation at the Red Park Gazebo. After review and discussion, upon motion of Director Uhlott, second of Director Matthews, and unanimous vote, the Board approved the proposal in the amount of \$1,338.57.

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- Air Quality Division Reporting: Mr. Laves presented to and reviewed with the Board the Air Quality Division Reporting Memorandum, noting he is collecting the information necessary to complete and submit the form.
- Contract Renewal for Sterling Hills West HOA's 2026 Fence Replacement Project: Mr. Laves reviewed with the Board the status of the Sterling Hills West HOA's 2026 Fence Replacement Project. Ms. Ivey reported that the Board approved granting a license agreement at its November 20, 2025 meeting and no action is required related to this item. Mr. Laves discussed the request for a survey and noted that the Sterling Hills West HOA would consider this as part of its budget process in July. Director Matthews directed Mr. Laves to remove and replace the section of fence that was left on the job site with exposed nails.
- Credit Card Policy: Mr. Laves advised the Board that the District's bank sent two debit cards for Mr. Laves and the District's treasurer and that he recommends destroying the cards. After review and discussion, the Board directed destruction of the debit cards and requesting the bank to close those accounts.
8. Contract Matters: None.
9. Legal Matters: None.
10. Other Business: None.
11. Adjournment: Upon motion of Director Uhlott, second of Director Matthews, and unanimous vote, at 7:56 p.m. the meeting was continued to March 26, 2026, at 6:30 p.m.

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Alberteen Ransom
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Secretary for the District