

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

STERLING HILLS WEST METROPOLITAN DISTRICT

Held: Thursday, August 14, 2025, at 6:30 p.m., via video conference at <https://us06web.zoom.us/j/88331313199?pwd=JsSpPjhejYQGQ9Bbp4WKiQ8WSZjm5e.1> or via telephone conference at Dial-In Number: 1-719-359-4580; Meeting ID: 883 3131 3199, Passcode: 094177. 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; Michael A. Bakarich, Morain Bakarich, CPAs; and one member of the public, Tammi Robson

1. Call to Order/ Declaration or Quorum: Noting the presence of a quorum the regular meeting of the Board of Directors (the "Board") of the Sterling Hills West Metropolitan District (the "District") was called to order at approximately 6:35 P.M.
2. Approval of/Additions to/Deletions from Agenda: After review and discussion, upon motion by Director Lenz, second by Director Ransom, and unanimous vote, the Board of Directors approved the agenda, as presented.
3. Director Matters -

RECORD OF PROCEEDINGS

- 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: Mr. Laves advised the Board that there is currently one vacancy on the Board of Directors of the District. It was noted that one individual has contacted Mr. Laves about the vacancy but has not been in contact since his initial inquiry and was advised of the date of today’s meeting.
4. Public Comment: Ms. Robson addressed the Board to introduce herself and her interest in attending Board meetings.
5. Approval of Minutes - July 24, 2025 Special Meeting: Ms. Ivey presented to and reviewed with the Board minutes of its July 24, 2025 special meeting. After review and discussion, upon motion of Director Matthews, second of Director Ransom, and unanimous vote, the Board approved its July 24, 2025 special meeting minutes, as revised to indicate that Director Matthews was not present for or able to speak for portions of the meeting.
- Director Uhlott joined the meeting during the following agenda item.*
6. Financial Matters - Financial Report: Mr. Bakarich reviewed the financial report with the Board, including the June 30, 2025 and July 31, 2025 unaudited financial statements. After review and discussion, upon motion of Director Uhlott, second of Director Lenz, and unanimous vote, the Board accepted the June 30, 2025 and July 31, 2025 unaudited financial statements.
- Claims: Mr. Bakarich presented to and reviewed with the Board the interim and current claims of the District from the period June 12, 2025 through August 12, 2025, totaling \$151,878.99. After review and discussion, upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board ratified

RECORD OF PROCEEDINGS

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:

Green Park/Swing Set Project:

Mr. Laves provided an update to the Board regarding the swing set project, noting that this project is underway and has several steps and requires quite a bit of coordination. The Board discussed the costs associated with this project and the need going forward for additional information related to the scopes of service proposals and to ensure costs are contained as much as possible.

Detention Pond:

New Outlet Plate & Screen Update:

Mr. Laves provided an update to the Board regarding the new outlet plate and screen, noting that Martin/Martin has recommended not storing the old plate and screen but taking measurements and photos of the removed items.

Irrigation Pipe Burying Completion:

Mr. Laves reported that the pipe had been successfully buried as requested by the City of Aurora.

Aurora – Closeout of Old Pond reconstruction permit:

Mr. Laves reported that the application to close out the 2021 pond permit had been filed with Aurora and that the City of Aurora would refund the security deposit once the application is approved. After the City closes out its permit the District will need to apply to the State to close out its permit. Once these permits are all closed out, the frequency of inspections will decrease to once a year.

Prairie Dog Prevention Status Update:

Mr. Laves reported that prairie dog fence with its silt covering appears to be preventing the prairie dogs from entering the area and causing damage to the pond vegetation.

Additional Pond Revegetation in Autumn:

Mr. Laves provided an update to the Board regarding the potential for additional pond revegetation in September, noting the proposal for the revegetation was just received and therefore not included in the meeting packet, but is for 1,400 new plants at a cost of \$10,757.44. Upon motion of Director Uhlott, second of Director Ransom, and unanimous vote, the Board

RECORD OF PROCEEDINGS

approved the installation of new plant materials of adequate size to ensure success in a cost amount not to exceed \$15,000.

HOA Fence Project Status Update including resolution of irrigation & turf damages:

Mr. Laves provided an update to the Board regarding status of the SHW-HOA fence project, including resolution of irrigation and turf damages, noting that the cost to date has been approximately \$9,000.00, but additional costs will be incurred to replace additional turf damage as a result of materials storage. Once this phase of the project is completed Mr. Laves will walk the site with EDI landscape representatives to assess additional items that need to be repaired. SHW-HOA has stated that this phase of the project will conclude by the end of August. SHW-HOA is contractually obligated to pay for any fence related damages.

Add Mulch to Park Playgrounds:

Mr. Laves provided an update to the Board regarding the proposals for addition of mulch to the park playgrounds. Upon motion of Director Uhlott, second of Director Matthews, and unanimous vote, the Board approved a not to exceed amount of \$10,237.59 to install a top dress of playground mulch at the Red and Blue Park playgrounds.

Landscaping: Adding Additional Trees Cost Opportunity:

Mr. Laves advised the Board regarding a sale opportunity related for additional trees at a cost of \$750.00 per tree. Director Uhlott noted locations in the District where trees have been removed and not replaced. Director Matthews noted that the trees on the list were not the variety that the arborist/forester had identified as favorable for the District to plant. Director Lenz expressed his opinion that no new trees should be planted at this time of year. Upon motion of Director Uhlott, second of Director Matthews, and unanimous vote, the Board approved a not to exceed amount of \$2,250.00 for trees to be determined by the Landscape Committee.

8. Contract Matters -

Work Authorization No. 2025-06 EDI, LLC re Fence Irrigation Repairs:

Upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board ratified approval of Work Authorization No. 2025-06 EDI, LLC re Fence Irrigation Repairs.

Work Authorization No. 2025-07 EDI, LLC re

Upon motion of Director Matthews, second of Director Ransom, and unanimous vote, the Board ratified approval of

RECORD OF PROCEEDINGS

Fence Sod Repairs: Work Authorization No. 2025-07 EDI, LLC re Fence Sod Repairs.

Work Authorization No. 2025-08 EDI, LLC re Green Park Swings Preparation Work: Upon motion of Director Uhlott, second of Director Lenz, and unanimous vote, the Board ratified approval of Work Authorization No. 2025-08 EDI, LLC re Green Park Swings Preparation Work.

Work Authorization No. 2025-09 EDI, LLC re New Green Park Controller: Upon motion of Director Matthews, second of Director Uhlott, and unanimous vote, the Board ratified approval of Work Authorization No. 2025-09 EDI, LLC re New Green Park Controller.

Work Authorization No. 2025-10 EDI, LLC re Stressed Grass Treatment: Upon motion of Director Uhlott, second of Director Lenz, and unanimous vote, the Board ratified approval of Work Authorization No. 2025-10 EDI, LLC re Stressed Grass Treatment.

Work Authorization No. 2025-11 EDI, LLC re Green Park playground swing set extension cobble border: Upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board ratified approval of Work Authorization No. 2025-11 EDI, LLC re Green Park playground swing set extension cobble border.
Director Lenz requested Mr. Laves to request proposals for similar swing set installation projects at Red and Blue Park to be considered by the Board at its November meetings.

Work Authorization No. 2025-01 with Playground Safety Consultants re Playground Shackles – Red Park: Upon motion of Director Matthews, second of Director Uhlott, and unanimous vote, the Board ratified approval of Work Authorization No. 2025-01 with Playground Safety Consultants for Playground Shackles in Red Park.

Public Works Construction/Improvement Contract with Playground Safety Consultants, LLC: Upon motion of Director Matthews, second of Director Lenz, and unanimous vote, the Board ratified approval of the Public Works Construction/Improvement Contract with Playground Safety Consultants, LLC for adding a swing set to Green Park.

9. Legal Matters:

Memorandum re Amended Rules Establishing Ms. Ivey presented to and reviewed with the Board a Memorandum re Amended Rules Establishing Technology

RECORD OF PROCEEDINGS

Technology Accessibility Standards: Accessibility Standards. Discussion among the Board ensued regarding the same.

Resolution Adopting Revised Technology Accessibility Statement: Ms. Ivey presented to and reviewed with the Board the Resolution Adopting the Revised Technology Accessibility Statement. After review and discussion, upon motion by Director Matthews, second by Director Ransom, and unanimous vote, the Board approved the Resolution Adopting the Revised Technology Accessibility Statement and ratified posting of the Revised Technology Accessibility Statement.

10. Other Business: None.

11. 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 8:20 p.m.

DocuSigned by:

Alberteen Ransom

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Secretary of the Meeting