

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SHERIDAN STATION WEST METROPOLITAN DISTRICT HELD FEBRUARY 8, 2024

A Special Meeting of the Board of Directors of the Sheridan Station West Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, February 8, 2024, at 2:00 p.m. This District Board meeting was held by videoconference via Zoom. The meeting was open to the public.

Directors In Attendance Were:

Zachary Nemeroff
Sara Wright
Ashley Begley
Cathy Kulzer
Austin Frey

Also In Attendance Were:

Peggy Ripko, Travis Hunsaker and David Solin (for a portion of the meeting); Special District Management Services, Inc. (“SDMS”)

Jennifer L. Ivey, Esq. ; Icenogle Seaver Pogue, P.C. (for a portion of the meeting)

Nicolette Cusick, Homeowner

**PUBLIC
COMMENT**

There were no public comments.

**DISCLOSURE OF
POTENTIAL/
CONFLICTS OF
INTEREST**

Disclosure of Potential Conflicts of Interest: Ms. Ripko reported that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State seventy-two hours in advance of the meeting. Ms. Ripko requested that the Directors consider whether they had any additional conflicts of interest to disclose. Ms. Ripko noted for the record that there were no new disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting and in accordance with the statutes.

**DECLARATION OF
QUORUM**

Ms. Ripko, noting the presence of a quorum, called to order the special meeting of the Board of Directors of Sheridan Station West Metropolitan District.

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ADMINISTRATIVE MATTERS

Agenda: Ms. Ripko reviewed with the Board the Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Kulzer, seconded by Director Wright and, upon vote, unanimously carried, the Board approved the Agenda, as amended, to allow for items on which Mr. Solin was reporting to be taken out of order.

Meeting Location and Posting of Notices: This District Board meeting was held by Zoom. Ms. Ripko noted that notice of the time, date, and location of the meeting was duly posted.

Minutes: The Board reviewed the Minutes of the December 8, 2023 Regular Meeting.

Following discussion, upon motion duly made by Director Wright, seconded by Director Begley and, upon vote, carried with Directors Wright, Begley and Nemeroff voting "Yes" and Director Kulzer abstaining, the Board approved the Minutes of the December 8, 2023 Regular Meeting, as presented.

COMMUNITY MANAGEMENT

Water Meter Operations: Mr. Solin discussed with the Board the meter operations. It was noted Consolidated Mutual is not willing to read individual meters and therefore the District has to read meters and bill for usage. Director Kulzer will be researching options for meter reading and billing in order to ensure the District is getting the best rate.

FINANCIAL MATTERS

Payment of Claims: The Board reviewed the payment of claims as follows:

Fund	Period Ending Dec. 31, 2023	Period Ending Jan.31, 2024	Special Payment Jan.31, 2024
General	\$ 26,894.19	\$ 25,051.09	\$ 1,368.50
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$	\$
Total	\$ 26,894.19	\$ 25,051.09	\$ 1,368.50

Following discussion, upon motion duly made by Director Kulzer, seconded by Director Nemeroff, and, upon vote, unanimously carried, the Board ratified the approval of the payment of claims, as presented.

Unaudited Financial Statements: The Board reviewed the Unaudited Financial Statements through the Period Ending December 31, 2023.

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Following discussion, upon motion duly made by Director Kulzer, seconded by Director Nemeroff, and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements through the Period Ending December 31, 2023.

COMMUNITY MANAGEMENT CONTINUED

Revised Agreement from Environmental Designs, Inc. for 2024 Landscape Maintenance: Following discussion, the Board determined approval was not needed as the Agreement was approved at the December 8, 2023 meeting.

Homeowner Appeal regarding United States Postal Service Case: The Board reviewed the homeowner appeal.

Following discussion, upon motion duly made by Director Begley, seconded by Director Wright and, upon vote, unanimously carried, the Board determined to waive \$45 in late fees due to mail issues.

Covenant Enforcement Overview:

Trash Cans: The Board discussed the Homeowners concerns about trash can storage, saying that they cannot fit the cans in their garage. The Board gave direction to continue enforcing as stated in the CC&Rs.

Enforcement: The Board discussed the two Homeowners asking for the legal fees to be waived. Following discussion, the Board tabled this item.

Covenant Enforcement Committee: The Board discussed appointing a Covenant Enforcement Committee and appointing Director Kulzer and Director Frey to the Committee.

Following review and discussion, upon motion duly made by Director Nemeroff, seconded by Director Wright and, upon vote, unanimously carried, the Board approved the creation of a Covenant Enforcement Committee and appointed Director Kulzer and Director Frey to the Committee. The Committee will consult with SDMS regarding enforcement matters.

LEGAL MATTERS

There were no legal matters at this time.

CAPITAL PROJECT MATTERS

There were no capital project matters.

OTHER BUSINESS

Board Member Comments: Director Begley stated that she is relocating and will be resigning from the Board. The Board scheduled a special meeting to appoint someone to fill the vacancy on the Board.

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Board Mission Statement: The Board tabled this discussion.

Improvements to District Website: The Board tabled this discussion.

Board Officer Discussion: The Board tabled this discussion.


None other than the discussion above.

**COVENANT
ENFORCEMENT/
DESIGN REVIEW**

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Nemeroff, seconded by Director Kulzer and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By  _____
Secretary for the Meeting