

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SHERIDAN STATION WEST METROPOLITAN DISTRICT HELD APRIL 22, 2020

A Special Meeting of the Board of Directors of the Sheridan Station West Metropolitan District (referred to hereafter as the "Board") was convened on Wednesday, April 22, 2020 at 10:00 a.m. Due to concerns regarding the spread of the Coronavirus (Covid-19) and the benefits to the control of the spread of the virus by limiting in person contact, this District Board meeting was held by conference call without any individuals (neither District Representatives nor the General Public) attending in person. The meeting was open to the public.

Directors In Attendance Were:

Douglas Elenowitz
Jordan Scharg
Scott M. Watkins
Paul Malone

Following discussion, upon motion duly made by Director Scharg, seconded by Director Malone and, upon vote, unanimously carried, the absence of Director Martines was excused.

Also In Attendance Was:

David Solin; Special District Management Services, Inc.

Megan Becher, Esq. and Chris Brummitt, Esq.; McGeady Becher P.C.

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Disclosure of Potential Conflicts of Interest: Attorney Brummitt noted 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. Attorney Brummitt requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Brummitt 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.

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ADMINISTRATIVE MATTERS

Agenda: Mr. Solin distributed for the Board's review and approval a proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Scharg, seconded by Director Malone and, upon vote, unanimously carried, the Agenda was approved, as presented.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon motion duly made by Director Scharg, seconded by Director Malone and, upon vote, unanimously carried, the Board determined that due to concerns regarding the spread of the Coronavirus (Covid-19) and the benefits to the control of the spread of the virus by limiting in person contact, this District Board meeting would be held by conference call without any individuals (neither District Representatives nor the General Public) attending in person on location.

Minutes: The Board reviewed the Minutes of the March 12, 2020 Regular Meeting.

Following discussion, upon motion duly made by Director Scharg, seconded by Director Elenowitz and, upon vote, unanimously carried, the Minutes of the March 12, 2020 Regular Meeting were approved, as presented.

PUBLIC COMMENTS

There were no public comments at this time.

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims for the following period:

Fund	Period Ending Mar. 13, 2020
General	\$ 22,345.16
Debt	\$ -0-
Capital	\$ 1,910.10
Total	\$ 24,255.26

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

Unaudited Financial Statements: The Board reviewed the unaudited financial

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statements for the period ending March 31, 2020 and the statement of cash position, dated March 31, 2020.

Following review, upon motion duly made by Director Malone, seconded by Director Watkins and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending March 31, 2020 and the statement of cash position, dated March 31, 2020.

LEGAL MATTERS

Public Hearing on the Inclusion of Under Two (2) acres of Land Owned by SSTV Land Investment LLC: Upon motion duly made by Director Watkins, seconded by Director Elenowitz and, upon vote, unanimously carried, the public hearing was opened.

It was noted that publication of Notice stating that the Board would consider the inclusion of the property and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received. Upon motion duly made by Director Malone, seconded by Director Scharg and, upon vote, unanimously carried, the public hearing was closed.

Following discussion, upon motion duly made by Director Scharg, seconded by Director Watkins and, upon vote, unanimously carried, the Board approved the inclusion of the property as described in the Petition for Inclusion. A copy of Resolution No. 2020-04-01 for Inclusion is attached hereto and incorporated herein by this reference.

Requisition of Project Funds and Reimbursement of Sheridan Station Transit Village LLC: Attorney Becher discussed with the Board the Requisition of Project Funds and Reimbursement of Sheridan Station Transit Village LLC.

Following discussion, upon motion duly made by Director Elenowitz, seconded by Director Malone and, upon vote, unanimously carried, the Board approved the requisition for release of remaining Project Funds under the bond documents conditioned upon recordation of the Inclusion.

Rules and Regulations, Policies and Procedures of the District: The Board determined there were no outstanding issues to address at this time.

CAPITAL PROJECT MATTERS

Concrete Spalling Studies and/or Actions: The Board discussed the status of Concrete Spalling studies and/or necessary actions. It was noted that CTL Thompson has all of the

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information for preparing a proposal to perform a study. The Proposal and Scope should be ready in the next week.

Attorney Becher discussed the option to have the Board authorize any necessary actions of the Board relative to this matter before the June 11, 2020 Regular Meeting and authorize Director Malone to act on the District's behalf.

Following discussion, upon motion duly made by Director Malone, seconded by Director Watkins and, upon vote, unanimously carried, the Board approved Director Malone acting on the District's behalf in the event the District needs to take action on the Concrete Spalling study prior to the June 11, 2020 Regular Meeting.

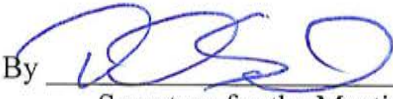
OTHER MATTERS

There were no other matters to discuss at this time.

ADJOURNMENT

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

Respectfully submitted,

By  _____
Secretary for the Meeting

RESOLUTION NO. 2020-04-01

RESOLUTION OF THE BOARD OF DIRECTORS OF
SHERIDAN STATION WEST METROPOLITAN DISTRICT FOR INCLUSION OF
REAL PROPERTY

A. SSTV Land Investment LLC, a Colorado limited liability company, the 100% fee owner of the Property (hereinafter defined) has petitioned the Sheridan Station West Metropolitan District (the “**District**”) for the inclusion into the District’s boundaries of the real property hereinafter described (“**Property**”).

B. Public Notice has been published in accordance with law, calling for a public hearing on the request for approval of said Petition.

C. The statutory requirements of Section 32-1-401(1)(a), C.R.S., for submission of a petition for inclusion to the Board of Directors of the District (“**Board**”), including a legal description of the Property, a statement that assent to the inclusion of the Property was obtained by the 100% fee owner thereof and acknowledgment in the same manner as required for conveyances of land, were presented to and have been satisfied and approved by the Board.

D. The District may consider the enlargement or extension of its facilities in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

E. The District is capable of serving the Property with facilities of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SHERIDAN STATION WEST METROPOLITAN DISTRICT, JEFFERSON COUNTY, COLORADO:

1. That the Board of Directors of the District shall and hereby does order the inclusion of the Property described herein within the boundaries of the District.

2. The name and address of the Petitioner and the legal description of the Property are as follows:

Petitioner:	SSTV Land Investment LLC
Address of Petitioner:	2295 S. Lipan St Denver, Colorado 80223
Legal Description:	Under two acres of land legally described on <u>Exhibit A</u> attached hereto and incorporated herein.

3. That approval of this inclusion is further subject to the following:


(a) On and after the effective date of this inclusion (which shall be the date of recording of the Court Order approving the inclusion by the Clerk and Recorder of Jefferson County, Colorado, unless otherwise specified in the Court Order), the Property shall be subject to the rules and regulations of the District, and the payment of any and all taxes, fees, rates and charges of the District.

Dated this 22nd day of April, 2020.

**SHERIDAN STATION WEST
METROPOLITAN DISTRICT**

By: _____
President

Attest:



Secretary

EXHIBIT A

Legal Description

WEST LINE VILLAGE FILING NO. 3 TRACT A, TOGETHER WITH WEST LINE
VILLAGE FILING NO. 4 LOTS 1 THROUGH 44

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of Resolution No. 2020-04-01, Resolution of the Board of Directors of Sheridan Station West Metropolitan District, Resolution for Inclusion of Real Property.

**SHERIDAN STATION WEST METROPOLITAN
DISTRICT**

Date: April 22, 2020



Secretary