

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SHERIDAN STATION WEST METROPOLITAN DISTRICT HELD JUNE 9, 2023

A Regular Meeting of the Board of Directors of the Sheridan Station West Metropolitan District (referred to hereafter as the “Board”) was convened on Friday, June 9, 2023, at 10:00 a.m. This District Board meeting was held by videoconference via Zoom. The meeting was open to the public.

Directors In Attendance Were:

Zachary Nemeroff
Preeti Santana
Sara Wright
Ashley Begley, Assistant Secretary

Also In Attendance Were:

Peggy Ripko and Travis Hunsaker; Special District Management Services, Inc. (“SDMS”)

Jennifer L. Ivey, Esq.; Icenogle Seaver Pogue, P.C.

Emily Falcon, Dylan Banach, Cathy Kulzer and Ryan Price; Residents

**PUBLIC
COMMENTS**

There were no public comments.

**DISCLOSURE OF
POTENTIAL/
CONFLICTS OF
INTEREST**

Disclosure of Potential Conflicts of Interest: Attorney Ivey 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.

**ADMINISTRATIVE
MATTERS**

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

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Following discussion, upon motion duly made by Director Begley, seconded by Director Wright and, upon vote, unanimously carried, the Board approved the Agenda, as amended to add speed bumps.

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 March 28, 2023 Regular Meeting.

Following discussion, upon motion duly made by Director Begley, seconded by Director Santana and, upon vote, unanimously carried, the Board approved the Minutes of the March 28, 2023 Regular Meeting, as presented.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Santana, seconded by Director Nemeroff and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Ashley Begley
Treasurer	Zachary Nemeroff
Secretary	Peggy Ripko
Assistant Secretary	Sara Wright
Assistant Secretary	Preeti Santana

2023 Special District Association’s Annual Conference: The Board discussed authorizing interested Board Members to attend the 2023 Special District Association Annual Conference in Keystone on September 12, 13 and 14, 2023.

COMMUNITY MANAGEMENT

Towing Operations and Towing Enforcements: Ms. Ripko updated the Board on the towing operations and towing enforcements. It was noted that cars are preventing accessing to the district roadway.

Following review and discussion, upon motion duly made by Director Begley, seconded by Director Santana and, upon vote, unanimously carried, the Board authorized immediate towing if there is a car preventing access to the district roadway.

Proposal from Environmental Designs, Inc.: The Board reviewed the Proposal from Environmental Designs, Inc. for October 10, 2023 – May 30, 2024 Snow Removal Services. The Board directed the Ms. Ripko to get additional bids.

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2023 Landscape Enhancement Agreement with EDI: The Board reviewed the of 2023 Landscape Enhancement Agreement with EDI.

Following discussion, upon motion duly made by Director Nemeroff, seconded by Director Wright and, upon vote, unanimously carried, the Board approved the 2023 Landscape Enhancement Agreement with EDI.

Covenant Enforcement: *The Board discussed Covenant Enforcement.?????*

Speed Bumps: Mr. Hunsaker updated the Board on the speed bumps in the District. The Board directed Mr. Hunsaker to get options and send out the information.

Ladders for Roof Access: The Board discussed putting fixed ladders on each building for roof access.

FINANCIAL MATTERS

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

Fund	Period Ending Dec. 31, 2022	Period Ending Jan. 31, 2023	Period Ending Feb. 28, 2023
General	\$ 12,463.89	\$ 36,726.51	\$ 25,039.65
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 12,463.89	\$ 36,726.51	\$ 25,039.65

Fund	Period Ending March 31, 2022	Period Ending April 30, 2023	Period Ending May 31, 2023
General	\$ 17,208.12	\$ 25,568.77	\$ 19,080.30
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 17,208.12	\$ 25,568.77	\$ 19,080.30

Following discussion, upon motion duly made by Director Nemeroff, seconded by Director Begley, and, upon vote, unanimously carried, the Board ratified the approval of the payment of claims for December 2022 through April 2023 and approved the May 2023 payment of claims, as presented.

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

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

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LEGAL MATTERS There were no legal matters to discuss at this time.

OPERATIONS AND MAINTENANCE **Water Meter Endpoints:** The Board discussed the update regarding the water meter endpoints.

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 and seconded, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By 
Secretary for the Meeting