

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SHERIDAN STATION WEST METROPOLITAN DISTRICT HELD JUNE 9, 2021

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, June 9, 2021 at 11:00 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
Scott M. Watkins
Ashley Begley

Following discussion, upon motion duly made by Director Watkins, seconded by Director Elenowitz and, upon vote, unanimously carried, the absence of Directors Scharg and Malone were excused.

Also In Attendance Were:

David Solin; Special District Management Services, Inc.

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

Kyle Thomas; D.A. Davidson & Co. *(for a portion of the meeting)*

Eugene Howard and Sara Wright; Residents

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Disclosure of Potential Conflicts of Interest: Attorney Ivey 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. Mr. Solin requested that the Directors consider whether they had any additional conflicts of interest to disclose. Mr. Solin 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 Watkins, seconded by Director Elenowitz and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

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 Watkins, seconded by Director Elenowitz 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 was held by conference call without any individuals (neither District Representatives nor the General Public) attending in person.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Watkins, seconded by Director Elenowitz, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: www.colorado.gov/sswmd or if posting on the website is unavailable, notice will be posted on a post within the boundaries of the District.

Minutes: The Board reviewed the Minutes of the December 10, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Elenowitz, seconded by Director Begley and, upon vote, unanimously carried, the Board approved the Minutes of the December 10, 2020 Special Meeting, as presented.

PUBLIC COMMENTS

Ms. Wright enquired about landscape plans between the fence and sidewalk on Phase II. It was noted the District will take care of the landscape plans.

Mr. Howard discussed with the Board a matter of dust on the back of the units as a result of the apartment construction. Director Elenowitz committed to speaking with the contractor to see if there was anything that could be done to assist the residents in the event of damage or unusual activity.

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COMMUNITY MANAGEMENT

Community Manager’s Report: The Board deferred discussion.

Website Status: Mr. Solin updated the Board on the status of the District’s website.

Concrete Spalling: Mr. Solin discussed with the Board matters relative to concrete spalling. It was noted the concrete work is forecasted to begin in August 2021.

Lakewood Neighborhood Participation Program (“NPP”): The Board acknowledged the Neighborhood Participation Plan and the allocated grant, in the amount of \$7,500.

ARC Approvals and Drainage: There were no ARC approvals or drainage matters to discuss at this time.

District Parking: The Board entered into discussion regarding the District’s parking policies.

Following discussion, upon motion duly made by Director Begley, seconded by Director Watkins and, upon vote, unanimously carried, the Board authorized Mr. Solin to work with Attorney Ivey and Directors Begley and Watkins to develop revised Policies and Procedures responsive to the concerns over parking and to present the suggested revisions to the Board for action at its next meeting.

FINANCIAL MATTERS

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

Fund	Period Ending Dec. 31, 2020	Period Ending Jan. 14, 2021	Period Ending Feb. 28, 2021	Period Ending March 31, 2021
General	\$ 13,822.71	\$ 20,418.91	\$ 20,805.96	\$ 22,381.13
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 13,822.71	\$ 20,418.91	\$ 20,805.96	\$ 22,381.13

Fund	Period Ending April 29, 2021	Period Ending May 29, 2021
General	\$ 42,936.08	\$ 13,077.16
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 42,936.08	\$ 13,077.16

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

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Unaudited Financial Statements: The Board deferred discussion.

2020 Audit: Mr. Solin discussed with the Board the status of the 2020 Audit.

Advance Refunding of the District's Outstanding Debt Obligations: Mr. Thomas discussed with the Board possibility of an advance refunding of the District's outstanding debt obligations.

Following discussion, upon motion duly made by Director Elenowitz, seconded by Director Begley and, upon vote, unanimously carried, the Board authorized creating a Finance Committee comprised of Directors Elenowitz and Scharg, with Director Begley serving as an alternate, to review the potential for a refunding, and authorized Director Elenowitz to take any actions necessary to engage a Municipal Advisor.

LEGAL MATTERS

Rules and Regulations, Policies and Procedures of the District: The Board entered into discussion regarding the Rules and Regulations, Policies and Procedures of the District. No action was required by the Board.

Conveyance/Dedication of Tract A: The Board entered into discussion regarding the Conveyance/Dedication of Tract A. No action was required by the Board.

Resolution Designating an Official Custodian for the Colorado Open Records Act: Ms. Ivey presented to and reviewed with the Board a Resolution Designating an Official Custodian for Purposes of the Colorado Open Records Act, Sections 24-72-200.1 *et seq.*, C.R.S. and proposed rules to be adopted by the Official Custodian.

Following discussion and upon motion by Director Elenowitz, second by Director Begley and unanimous vote, the Board of Directors adopted and approved the Resolution.

Official Custodian Adoption of Rules Related to Requests for Inspection of Public Records Pursuant to Colorado Open Records Act: The Official Custodian adopted the Rules Related to Requests for Inspection of Public Records Pursuant to the Colorado Open Records Act, Sections 24-72-200.1 *et seq.*, C.R.S.

CAPITAL PROJECT MATTERS

There were no capital project matters to discuss at this time.

OTHER MATTERS

There were no other matters to discuss at this time.

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ADJOURNMENT

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

Respectfully submitted,

By  _____
Secretary for the Meeting