



**PUBLIC NOTICE OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS**

PUBLIC NOTICE is hereby given that a regular meeting of the Board of Directors of Sheridan Station West Metropolitan District, located in Lakewood, Colorado, shall be held on Thursday October 16, 2025 at 3:00pm. The meeting will be held at Online video conference site <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373). At such meeting, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 10th day of October 2025.

SHERIDAN STATION WEST METROPOLITAN DISTRICT

By: /s/ Annemarie Tucker
District Manager

Sheridan Station West Metropolitan District

Regular Board Meeting Agenda

Directors	Office	Term Expiration
Sara Wright	President	May 2027
Nicolette Cusick	Asst. Secretary	May 2029
Cathy Kulzer	Asst. Secretary	May 2029
Brian Holman		May 2027
David Fox		May 2027

Meeting Date: Thursday October 16, 2025

Meeting Start Time: 3:00pm

Meeting Location: Online video conference site

<https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373)

- I. **Roll Call**
- II. **Call to Order/Declaration of quorum**
- III. **Present disclosures of potential conflicts of interest**
- IV. **Administrative Matters**
 - 1) Review and approve meeting agenda
 - 2) Review and approve minutes from August 21, 2025 board meeting [**Exhibit 01**]
 - 3) Review and consider 2025 Administrative Resolution [**Exhibit 02**]
 - 4) Status update - Legal Counsel
- V. **Landscaping/Projects**
 - 1) Status update – landscaping [**Exhibit 03**]
 - 2) Review and consider 2025/2026 snow plow service contract [**Exhibit 04**]
 - 3) Review and consider 2026 landscaping contact [**Exhibit 05**]
 - 4) Review and consider 2025 Pet Scoop contract [**Exhibit 06**]
- VI. **Financial and Contractual Matters**
 - 1) Review and consider payments of claims [**Exhibit 07**]
 - 2) Review and consider 2025 audit engagement letter from Flynn CPA [**Exhibit 08**]
 - 3) Review and consider Wolfersberger LLC management contract [**Exhibit 09**]
 - 4) Public hearing on District’s proposed 2026 budget
 - 5) Consider resolution to adopt 2026 budget, appropriate funds, set mill levies [**Exhibit 10**]
 - 6) Review 2025 Director fee schedule [**Exhibit 11**]
- VII. **Covenants, Rules and Regulations**
 - 1) Review and discuss parking for WLW [**Exhibit 12**]
 - 2) Review and discuss parking signs WLW [**Exhibit 13**]
 - 3) Covenant Enforcement Reports [**Exhibit 14**]
 - 4) Homeowner Appeals [**Exhibit 15**]
 - 5) Public hearing on proposed resolution to certify to the County Treasurer the collection – through the 2026 property tax collection process – of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 CRS
 - 6) Review and consider resolution to certify to the County Treasurer the collection of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 [**Exhibit 16**]
- VIII. **Director Matters**
- IX. **Public Comment**
- X. **Adjournment**

The next regular board meeting is scheduled for February 26, 2026 at 3:00pm Online video conference site <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373).