



**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 February 26, 2026 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 10<sup>th</sup> day of February 2026.

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 | Secretary      | May 2029        |
| Cathy Kulzer     | Vice President | May 2029        |
| Brian Holman     | Director       | May 2027        |
| David Fox        | Treasurer      | 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 October 16, 2025 board meeting [**Exhibit 01**]
  - 3) Review and approve minutes from October 28, 2025 townhall meeting [**Exhibit 02**]
  - 4) Status update – Depew St Evaluation Project
- V. **Landscaping/Projects**
  - 1) Status update – landscaping [**Exhibit 03**]
  - 2) Review and discuss landscaping maintenance contracts [**Exhibit 04**]
  - 3) Review and discuss gate/fence repair bid [**Exhibit 05**]
- VI. **Financial and Contractual Matters**
  - 1) Review and consider payments of claims [**Exhibit 06**]
- VII. **Covenants, Rules and Regulations**
  - 1) Covenant Enforcement Reports [**Exhibit 07**]
  - 2) Homeowner Appeals [**Exhibit 08**]
- VIII. **Director Matters**
  - 1) Discuss updates for District website
  - 2) Winter Newsletter [**Exhibit 09**]
- IX. **Public Comment**
- X. **Adjournment**

The next regular board meeting is scheduled for April 23, 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).