

RECORD OF PROCEEDINGS

**MINUTES OF A CONTINUED REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
HELD
April 15, 2014**

A continued regular meeting of the Board of Directors of the Compark Business Campus Metropolitan District was held on Tuesday, April 15 2014 at 11:00 a.m. at 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 80111.

Attendance In attendance were Directors:

Michael P. Vickers, President
Tom List, Secretary/Treasurer (via Telephone)
Kevin Michalek, Secretary/Treasurer (via Telephone)

Also in attendance were:

Bob Blodgett and Janece Soendker; CliftonLarsonAllen LLP
Mat Mendisco; CliftonLarsonAllen LLP
Rick Kron; Spencer Fane Britt & Browne & LLP
Russ Burrows; Carroll & Lange-Manhard
David Stauss; Atira Golf and Landscape

Call to Order President Vickers called the meeting to order at 11:00 a.m.

Disclosures of
Potential Conflicts
Of Interest The Board disclosed possible conflicts of interest. No additions were reported.

Discuss Board
Vacancies No report.

CONSENT AGENDA

Upon a motion duly made by Director Vickers, seconded by Director List, and upon a vote, unanimously carried, the Board approved the Consent Agenda, with an amendment to the March 25, 2014 Meeting Minutes.

IV. Review and approve Minutes of the March 25, 2014 Continued Regular Meeting

V. Financial Items

A. Approve March 2014 Claims Totaling \$32,145.23

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DISCUSSION AGENDA

VI. Construction Updates – Russ Burrows

Mr. Burrows provided an update on the work on filings 1A and 1B. He stated they are nearing completion.

He reported he has coordinated with the Town of Parker and Ms. Soendker to reduce our letter of credit amount with the Town of Parker. The Town of Parker has also providing maintenance specifications for the dentition ponds of the District in Douglas County to utilize. The Town of Parker will maintain the Lennar Pond and the Sand Filter Basin in Happy Canyon Channel.

Mr. Burrows reported he is working on the E-470/Chambers Monument Sign documents and will have those completed soon.

VII. Financial Items

A. Discuss Capital Budget Project Priorities

Director Vickers reviewed his April 15th email with the Board regarding Capital Priorities, Phasing, and Schedules. The interchange monument sign approximate cost is \$175,000 as a first priority. Second priority is the drip irrigation and replacement trees along Compark Blvd. Third priority is the Chambers Road median reconstruction.

B. Other

Director Vickers asked the Board to review the possibility of repaying the Vickers Trust approximately half of the \$83,000 budgeted in 2014 for developer reimbursement for prior operating advancements. The Board concurred.

Upon a motion duly made by Director Michalek, seconded by Director List, and upon a vote, unanimously carried, the Board approved the payment of \$45,000 to the Vickers Trust at the May 27, 2014 regular meeting.

VIII. Landscape Maintenance/Construction Report

A. Discuss Chambers Road Median Redesign and Reconstruction

1. Review Concept Design – Plan West
2. Discuss Estimated Construction Cost – Atira Golf and Landscape

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3. Schedule

Upon a motion duly made by Director Vickers, seconded by Director Michalek, and upon a vote, unanimously carried, the Board approved \$2,500 for Plan West to develop a Median Design concept. This will be reviewed at the May 27th regular meeting. Then proposals will be sought for construction.

B. Discuss Compark Blvd. Streetscape

1. Review Atira Drip Irrigation and Replacement Trees Proposal

Upon a motion duly made by Director Vickers, seconded by Director Michalek, and upon a vote, unanimously carried, the Board approved \$11,300 for the drip irrigation proposal, \$13,000 for the replacement of 22 trees at \$650 per tree and \$5,700 for the deep root fertilization and watering for a total not to exceed \$30,000.

Mr. Stauss will provide the work order for the replacement trees and the deep root watering and fertilization to Mr. Blodgett for signature.

C. Discuss Future Monument Sign and Medians Improvement at E-470/Chambers

1. Design

Director Vickers reported this is proceeding. He anticipated Plan West to have a final plan within the next few weeks.

2. Status of License Agreement with E470 PHA

Upon a motion duly made by Director Vickers, seconded by Director Michalek, and upon a vote, unanimously carried, the Board approved the License Agreement, as amended with the E470 PHA.

3. Cost Estimate

The cost estimate is \$175,000.

4. Schedule

The Board hopes to authorize the monument sign bidding process at the May 27th regular meeting.

D. Discuss 2014 Landscape Maintenance Budget – Atira

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Director Vickers recommended that the May through October retainer of \$2,000 for Atira Golf and Landscape be increased to \$4,000 for this period to cover additional maintenance costs in the medians, Compark Blvd, trails and detention ponds. The Board concurred.

Upon a motion duly made by Director Vickers, seconded by Director list, and upon a vote, unanimously carried, the Board approved the Atira budget increase from \$2,000 per month to \$4,000 per month for May through October, 2014.

Mr. Stauss will submit a scope of work in the near future. He will also be maintaining the two detention ponds in Douglas County within the District. Mr. Burrows will provide maintenance specifications for these ponds.

E. Other

None

IX. Attorney's Items

A. May 6, 2014 Director's Election Update

The election has been cancelled. Directors Vickers, List, and Michalek were elected to terms expiring May 2018 by acclamation.

B. Discussion and Possible Action Regarding SVMD/CBCMD IGA Issues

No report.

C. Other

Mr. Kron recommended that an easement be obtained from Compark Land Company for the monument sign at the northwest corner of E-470 and Chambers Road. The Board concurred.

Upon a motion duly made by Director Vickers, seconded by Director Michalek, and upon a vote, unanimously carried, the Board authorized preparation of the necessary easement exhibit by Carroll & Lange-Manhard between the District and Compark Land Company not to exceed the amount of \$700.

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X. Director's Items

A. Development Update

No report

B. Other

None.

XI. Other Items


A. Confirm Quorum for May 27, 2014 Regular Meeting

A quorum was confirmed.

XII. Adjournment

Upon a motion duly made by Director Vickers, seconded by Director Michalek, and upon vote, unanimously carried, the meeting adjourned at 12:00 pm.

Respectfully submitted,



Secretary for the Meeting