

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
HELD
February 23, 2015**

A special meeting of the Board of Directors of the Compark Business Campus Metropolitan District was held on Monday, February 23, 2015 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, Vice-President/Secretary/Treasurer
Kevin Michalek, Asst. Secretary/Treasurer

Also in attendance were:

Bob Blodgett, Mathew Mendisco and Janece Soendker;
CliftonLarsonAllen LLP
Rick Kron; Spencer Fane Britt & Browne LLP
Russ Burrows; Manhard

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

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

Discuss Board Vacancies

No report.

CONSENT AGENDA

After discussion, upon a motion duly made by Director Vickers, seconded by Director List, and upon a vote, unanimously carried, the Board approved the Consent Agenda as submitted.

Director Vickers asked that the SFE Water Rights Tracking Schedule, Item VIII C, be updated to reflect the Springstone Hospital address for 18 SFEs and the mini storage lot to be developed on Filing 3, Lot 2A for approximately 1 SFEs. He also asked that research be done on the Letter Agreement regarding the NW corner of E-470 and Chambers for 8 SFEs

RECORD OF PROCEEDINGS

for the Cottonwood Water and Sanitation District. What was this for? Is it still valid? The District will likely terminate it.

He also asked that the project for Community Power Corporation and Charter Communications on Lot 4B-1A and 4B-1B be clarified with the amount of SFEs they have obtained and their addresses on Grasslands Drive. Mr. Blodgett and Mr. Mendisco will follow up.

- IV. Review and approve Minutes of the December 2, 2014 Special Meeting
- V. Financial Items
 - A. Approve January Claims totaling \$267,314.28
 - B. Ratify November and December Claims Totaling \$112,487.31
 - C. Accept December 31, 2014 Continuing Disclosure Statement
- VI. Engineering Items
 - A. Ratify Agreement with Manhard Consulting for Engineering Services for E-470 Entry Monument As-Built Plans - \$1,750.
 - B. Ratify Reimbursement Payment to Lennar Homes for Sanitary Sewer Relocation (\$64,363.00) and Green Acres Tributary Utility Crossing (\$35,848.00) totaling \$100,211
 - C. Approve Will Serve Letter with ARC Companies API for Springstone Hospital Project – 3” Meter and 18 SFE’s
- VII. Attorney Items
 - Other
- VIII. Manager’s Items
 - A. Accept SVMD Meeting Information
 - B. Accept SMWSA Meeting Information
 - C. Accept SFE Water Rights Tracking Schedule (SVMD, LPMD, CBC)
 - D. Information Items and Referrals

RECORD OF PROCEEDINGS

DISCUSSION AGENDA

IX. Engineering/Construction Items – Russ Burrows

A. Update on District Work Regarding Lot 4B-1B

Mr. Burrows reported some remaining work needs to be done on the pond by Franks Finished Grading and DTEC in the spring. The Board previously approved a not to exceed of \$7,500 for this work.

B. Update on Lennar Filing 5 Pond, Trail and Landscape Work

Mr. Burrows noted the reimbursement for the pond and landscape work are being made per the reimbursement agreement at today's meeting. The approximate \$34,000 reimbursement for trail work still needs to be provided. There may be some additional work to be done on the Green Acres Tributary Trail.

Mr. Burrows will review the scope of work for the new TREX fence installed around the Stonegate Village MD wastewater pond and verify the District's \$10,000 contribution.

C. Status of Private Fire Hydrant Maintenance Agreement with SVMD

Mr. Mendisco reported he discussed this with Mr. McGrady, Mr. McGrady felt that this could be a SVMD obligation as a public fire hydrant. Mr. Burrows will also confirm with Mr. McGrady.

D. Springstone Hospital Project Update

Mr. Burrows will check with Douglas County regarding the required referral to the District. Mr. Blodgett has not yet received it. Mr. Burrows and Mr. Blodgett will discuss the requirements related to the AFW detention pond. Mr. Burrows will arrange a meeting with the County inspector and American Furniture Warehouse and himself to review the pond and determine what needs to be done for it to be accepted by Douglas County and then assigned to the District for maintenance purposes.

Mr. Burrows and Mr. Blodgett will review any potential obligation by the Springstone Hospital towards the detention pond.

RECORD OF PROCEEDINGS

E. Discussion and Possible Action on IREA Sub Station Status and District Required Work- Update

1. Discuss Sanitary Sewer Line Extension

This is a sanitary sewer easement granted from the Compark Business Campus MD to the Stonegate Village Metropolitan District. Following discussion, upon a motion duly made by Director Vicker, seconded by Director List, and upon a vote, unanimously carried, the Board approved the sanitary sewer easement.

F. Discussion and Possible Action on Compark Business Campus Metropolitan District Construction of Detention Pond for Main Street Project - \$258,000 (est)

Director Vickers reported that he will seek reimbursement of approximately \$100,000, consisting of approximately \$50,000 each from two retail pad owners that will develop at this location. After discussion, upon a motion duly made by Director Vickers, seconded by Director List, and upon a vote, unanimously carried, the Board approved the project.

G. Discussion and Possible Action on Water Line Relocation Agreement with CWSD (Accept Assignment from CLC) Adjacent to E470/Chambers Monument Sign - \$25,000 (est)

After discussion, upon a motion duly made by Director Vickers, seconded by Director List, and upon a vote, unanimously carried, the Board approved the Water Line Relocation Agreement.

X. Landscape Maintenance/Construction Report

A. Discuss Maintenance Plan

Deferred until the May meeting.

B. Maintenance Update

Mr. Mendisco reported that Rocky Mountain Tree Care has done some winter watering and wrapping of trees.

C. Other

None.

RECORD OF PROCEEDINGS

XI. Financial Items

A. Review and Approve December 31, 2014 Financial Statements and Cash Position Report

Ms. Soendker reviewed the December 31st Financial Statements and Cash Position Report with the board. After review, upon a motion duly made by Director Vickers, seconded by Director List, and upon a vote, unanimously carried, the Board approved the December 31, 2014 Financial Statements and Cash Position Report.

B. Review Capital Project Fund Budget and Future Priorities

Director Vickers will arrange a meeting with Mr. Burrows, Ms. Soendker and himself to review future financial obligations of the District in the Capital Fund. Director Vickers will meet with Mr. Blodgett at a future date to verify priorities.

The Board asked that the Subdivision Improvement Agreement between Lennar and the Town of Parker be reviewed to determine who is responsible for the \$110,000 cost for ½ of the traffic signal on Grasslands and Chambers that is on the Lennar property. Is the District paying for this or Lennar?

C. Other

None.

XII. Manager's Items

A. Website Update

Mr. Blodgett reported the website has been updated.

XIII. Attorney's Items

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

Director Vickers reported the Compark South project will have its own District; It will not part of the Compark Business Campus MD. He is discussing water supply for Compark South with Mr. McGrady.

RECORD OF PROCEEDINGS

- B. Discussion and Possible Action Regarding Sanitary Sewer Easement between Compark Business Campus Metropolitan District and Stonegate Village Metropolitan District

Previously approved.

- C. Discussion and Possible Action Regarding License Agreement between Compark Business Campus Metropolitan District and East Cherry Creek Valley Water and Sanitation District

After discussion, upon a motion duly made by Director Vickers, seconded by Director List, and upon a vote, unanimously carried, the Board ratified the License Agreement between Compark Business Campus Metropolitan District and East Cherry Creek Valley Water and Sanitation District.

- D. Discussion and Possible Action Regarding Landowner Agreements with the District Regarding the Property South of C470

Mr. Kron reported that the costs incurred by his office for work on Compark South and Compark Village have been paid by Compark Business Campus MD. They need to be reimbursed to the District. The reimbursement could occur through a reduction in the Developer Advance owed to the Compark Land Company. Director Vickers reported there's a separate entity involved with Compark South, that is not Compark Land Company. Director Vickers will meet with Mr. Kron to discuss this issue further. He will also review with Ms. Soendker the necessary action regarding the 2014 audit regarding these expenses. Mr. Kron reported the cost could be in the \$10,000 to \$20,000 range to date that will need to be reimbursed. Further discussion at the May meeting.

- E. Discussion and Possible Action Regarding Agreement with IREA re: Construction of Regional Detention Pond – CBC \$372,335 – IREA \$142,855, Total \$515,190

Mr. Burrows reported that some IREA work that is required for the pond will be credited against their expense on this agreement. That will reduce the IREA share by some amount. Action was deferred until the May meeting.

XIV. Director's Items

- A. Development Update

No report.

RECORD OF PROCEEDINGS


B. Confirm Quorum for May 26, 2015 Regular Meeting

A quorum was confirmed.

XVI. Adjournment

Upon a motion duly made by Director Vickers, seconded by Director List, and upon vote, unanimously carried, the Board adjourned the meeting at 12:45 pm.

Respectfully submitted,


Secretary for the Meeting