

RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
HELD  
MAY 30, 2017

A special meeting of the Board of Directors of the Compark Business Campus Metropolitan District was held on Tuesday, May 30, 2017 at 12:15 p.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, Stephanie Net and Janece Soendker;  
CliftonLarsonAllen LLP  
Russ Burrows; Calibre Engineering  
Tom George; Spencer Fane  
Keith Shaddox; E470 Potomac MD, Board Member  
Gary Wiseman; E470 Potomac MD, Board Member  
Alan Matlosz; GK Baum  
Levi Vickers; Pug

Call to Order

President Vickers called the meeting to order at 12:25 p.m.

Disclosures of Potential  
Conflicts Of Interest

The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. It was noted that Disclosure Statements had been filed prior to the meeting in accordance with statute. Mr. Kron requested that the Directors consider whether they had any new conflicts of interest which had not previously been disclosed. There were no additional disclosures made.

Board Vacancies

No report.

CONSENT AGENDA

The Board considered the following actions:

IV. Review and Approve Minutes of the February 28, 2017 Regular Meeting

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### V. Financial Items

- A. Approve April Claims
- B. Ratify February – March Claims - \$479,323.19
- C. Ratify March 31, 2017 Continuing Disclosure Statement

### VI. Engineering and Maintenance Items

- A. Ratify Agreement with AG Wassenaar Inc for Asbestos Contaminated Soil Removal and Reuse
- B. Ratify Grading Erosion and Sedimentation Control Permit from Douglas County

### VII. Attorney Items

- A. Ratify Filing 8 and 9 Sanitary Sewer Line Design & Construction Agreement with 470 Compark
  - 1. Ratify March 22, 2017 Agreement with Manhard Consulting for Additional Engineering Services in the amount of \$4,000
- B. Ratify Water Rights Option and Purchase Agreement with Vukota Capital Management
- C. Ratify Quit Claim Deed between E470 Business MD and CBCMD to Change Legal Title for Douglas County

### VIII. Manager's Items

- A. Accept SVMD Meeting Information
- B. Accept SMWSA Meeting Information
- C. Information Items and Referrals
- D. Accept ESC Letter and Payment for Compark Blvd ROW Irrigation System Damages \$13,681 plus \$7,500 - totaling \$21,181

Mr. Blodgett reviewed with the Board.

He reported that V A does not contain any additional claims.

He reported that VII A can be removed from the agenda as there is not a formal agreement between the District and 470 Compark and Belford South for Filing 8 and 9 sanitary sewer line design & construction. The February 28, 2017 meeting minutes reflect the understanding between the parties.

Item VII B can be approved subject to final legal review by Mr. George and the Board.

Item VII C has not been finalized. Mr. George provided a copy of the legal name change document for Mr. Burrows to review with Douglas County, perhaps a quit claim deed will not be required.

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Upon a motion duly made by Director Vickers, seconded by Director List, and upon vote, unanimously carried, the Board approved the consent agenda as amended as noted above.

DISCUSSION AGENDA

IV. SVMD Updates No updates.

V. Engineering/  
Construction  
Items

A. Filing 7 Detention Pond Update (Mainstreet Project)

1. Update on Revised Design by Manhard
2. Update on AUI Construction Contract
3. Schedule

Mr. Burrows provided an update on the Filing 7 Detention Pond. He reported the project is waiting approval of plat by the Town of Parker. Then final plans may be finished for the detention pond.

B. Status of Agreement with AUI for Happy Canyon Creek Erosion Work under Chamber Road NTE \$13,000

Mr. Burrows reported this has not proceeded due to the weather.

He did report that the Town of Parker is addressing road safety around the Chambers Road Bridge over the Happy Canyon Trail.

C. IREA Detention Pond Construction Schedule

Mr. Burrows reported the initial development of this area will trigger the construction of the detention pond. The District received reimbursement of \$162,000 for the IREA share of the estimated cost.

D. Detention Pond A and B Updates

Mr. Strauss reported both are being maintained.

1. Discuss Temporary Drainage Channel, Parcel Compark Filing 2

Mr. Burrows reported this is a continuing maintenance

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Once a use has been identified adjacent to this area, the channel can be completed.

E. SVMD Lift Station Meter (in CBCMD) Update

Mr. Burrows reported SVMD is providing quarterly reports. He reported the usage per SFE is low. The District may have additional capacity in the SVMD wastewater treatment plant.

F. Discuss Water and Wastewater SFE Schedule Update

Mr. Burrows distributed copies of an updated schedule. He will provide the revised report to Mr. Blodgett's office for distribution to the Board. Inadvertently two different reports were distributed.

The Board asked Mr. Burrows to set a meeting with Mr. Dannels and Mr. Goetz at SVMD to ensure the numbers are accurate. Director Vickers and Mr. Blodgett will also attend.

VI. Landscape  
Maintenance/  
Construction Report

A. Maintenance Updates and proposals

1. Review and Consider Proposal No. 309 to Replace 2 Rainbird clocks in the amount of \$3,466.61
2. Review and Consider Proposal No. 310 for Plant Replacement on Medians in the amount of \$5,565.70
3. Review and Consider Proposal No. 311 for Plant Replacement on Monuments in the amount of \$1,595
4. Review and Consider Proposal No. 312 to Re-Mulch, Grade and Re-Seed monument in the amount of \$1,075
5. Review and Consider Proposal No. 313 for Tree Maintenance in the amount of \$16,100

Upon a motion duly made by Director Vickers, seconded by Director List, and upon vote, unanimously carried, the Board approved all the above proposals as presented.

Mr. Strauss reported that item 3 is being done due to the damage done by ECS school construction in 2016. This amount will be billed back to ECS.

He also reported that item 4 was due to the Town's construction of the traffic signal at the intersection. Mr. Burrows will discuss reimbursement by the Town to the District with the Town's engineer.

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### B. Tree Care

Mr. Strauss will provide an update on the condition of the District's trees in the next 2 weeks. If some are not surviving, ECS may be billed for this damage also if caused by lack of water last year.

### C. Other

None.

## VII. Financial Items

### A. Discuss Status of Bond Refunding – Alan Matlosz

Mr. Matlosz reviewed the status of the District bonds and the schedule for 2017. He will return at the August meeting with a financing plan to attempt to keep the District's mill levy constant. The bonds must be refinance prior to the December 1st debt payment to avoid a huge increase in the payment at that time.

### B. Review and Approve March 31, 2017 Financial Statements and Cash Position Report Updated as of May 25, 2017

Ms. Soendker reviewed with the Board.

Upon a motion duly made by Director Vickers, seconded by Director List, and upon vote, unanimously carried, the Board approved the March 31, 2017 Financial Statements and Cash Position Report.

### C. Discuss Capital Project Fund Budget and Future Priorities

Deferred.

### D. Status of Offset Agreement Between CBCMD and Compark Properties LLC

Deferred.

### E. Review and Accept Draft 2016 Audit

Ms. Soendker reported she distributed that to the Board this morning. Upon a motion duly made by Director Vickers, seconded by Director List, and upon vote, unanimously carried, the Board approved the 2016 Audit subject to final review by the Board and Legal Counsel and authorized Ms. Soendker to file the audit by the July 31<sup>st</sup> statutory deadline.

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F. Other

None.

VIII. Manager's Items

A. Website Update

Mr. Blodgett reported that the website is up to date.

B. Other

None.

IX. Attorney's Items

A. Review and Consider Approval of the Environmental Covenant of RACS Parcel of Compark Village Filing 7, 2<sup>nd</sup> Amendment

Upon a motion duly made by Director Vickers, seconded by Director List, and upon vote, unanimously carried, the Board approved the Environmental Covenant of RACS Parcel of Compark Village Filing 7, 2<sup>nd</sup> Amendment.

X. Director's Items

A. Discuss Lot 7 Development Issues

Deferred.

A. Development Update

1. Discuss Future Growth

Deferred.

XI. Other Items

A. Confirm Quorum for August 22, 2017 Regular Meeting

Mr. Blodgett reported he is out of town the week of the meeting and asked if the Board could move the meeting to the 5<sup>th</sup> Tuesday on August 29<sup>th</sup>. The Board concurred.

XII. Adjournment

Director Vickers adjourned the meeting at 1:50 p.m. The next meeting will be held on August 29<sup>th</sup> at 12:15 p.m. Mr. Blodgett's office will also notify the Belford South MD to attempt to change their August meeting to the same date.

Respectfully submitted,



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Secretary for the Meeting