

**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
HELD  
FEBRUARY 26, 2019**

A regular meeting of the Board of Directors of the Compark Business Campus Metropolitan District was held on Tuesday, February 26, 2019 at 12:15 p.m. at 8390 E. Crescent Parkway, Suite 300, Greenwood Village, CO 80111.

Attendance

In attendance were Directors:

Michael P. Vickers, President  
Tom List, Vice-President/Secretary/Treasurer (via phone)  
Kevin Michalek, Asst. Secretary/Treasurer  
Peter Elzi, Asst. Secretary/Treasurer

Also in attendance were:

Bob Blodgett, Patrick Shannon and Janece Soendker; CliftonLarsonAllen  
LLP  
Tom George; Spencer Fane LLP  
Russ Burrows; Calibre Engineering

Call to Order

President Vickers called the meeting to order at 12:15 p.m.

Disclosures of  
Potential Conflicts  
Of Interest

The Board disclosed possible conflicts of interest. No additions were reported.

Discuss Board  
Vacancies

Director Vickers reported that if Etkin Johnson purchases property within the District in the near future, they may want to have a representative on the Board.

**CONSENT AGENDA**

IV. Administrative Items

- A. Approve Minutes of the November 27, 2018 Regular Meeting
- B. Approve January Claims \$20,108.83
- C. Ratify November and December Claims - \$21,277,84
- D. Ratify December 31, 2018 Continuing Disclosure Statement

V. Engineering and Maintenance Items

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- VI. Attorney Items
- A. Ratify Reimbursement Agreement between the District and MRDI, LLC and Martin Richardson for Filing 11, Tract B in the amount of \$135,040.15
  - B. Ratify Tap Purchase Agreement between the District and MRDI, LLC and Martin Richardson in the amount of \$28,648.89
  - C. Ratify Third Extension of Agreement for the Purchase and Sale of Water Right and Water Service Credits with CSG Holdings LLC
  - D. Ratify District Reimbursement Agreement between the District and Compark Land Company for Filing 11, Tract C in the amount of \$170,654.85
  - E. Approve District Reimbursement Agreement between the District and MRD2, LLC and Sellden Compark Investment LLC for Filing 7, Tract E in the amount of \$30,000
  - F. Approve District Reimbursement Agreement between the District and MS Parker, LLC for Filing 7, Lot 1 in the amount of \$70,000
  - G. Approve Tap Purchase Agreement with Etkin-Johnson Property Holdings, LLC for Filing 4; Tracts A, B, C and D in the amount of \$916,764.48
  - H. Approve Detention Pond Reimbursement Agreement between the District, Compark Land Company and Etkin-Johnson Property Holdings, LLC for Filing 8, Tract B Detention Pond in the amount \$TBD
  - I. Accept Quitclaim Deed (Easement Deed) from E-470 Potomac Metropolitan District
  - J. Accept Special Warranty Deed for Filing 11, Tract A from Compark Land Company
- VII. Manager's Items
- A. Accept SVMD Meeting Information
  - B. Accept SMWSA Meeting Information
  - C. Information Items and Referrals

Mr. Blodgett reported that item 6B, tap purchase agreement should be for total amount of \$57,297.78. Attorney George recommended to add the deed from IREA Filing 9 tract under Attorney Items as items K. The Board concurred with those changes.

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 per above.

**DISCUSSION AGENDA**

- VIII. SVMD Updates – Sarah Sjobakken, SVMD Manager

No report.

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IX. Engineering/Construction Items -- Russ Burrows

A. Filing 7 Detention Pond Construction Update

Director Vickers reported this is complete.

B. Filing 11 Detention Pond Construction Update -- Warranty Status

Mr. Burrows reported that the pond was completed and initial acceptance was provided in October 2018. Mr. Strauss will maintain the pond in the future.

C. Update on SVMD Lift Station in CBCMD Usage

Mr. Burrows reported he has not received an update on recent usage from Stonegate. However, past flows have been less than projected to the wastewater treatment plant. This should provide additional capacity for the District.

D. Status of Regulatory Asbestos Contaminated Soil Covenant

Mr. Burrows reported that this still has not been received from CDPHE. Attorney George will contact Mr. Cramer at AG Wassenaar to determine status and ask that it be completed as soon as possible.

E. Status of SFE Water Rights Tracking Chart

Mr. Burrows distributed an updated water rights tracking chart. The Board made several amendments. Mr. Burrows will revise and redistribute to all.

F. Discuss Condition of GAT Channel West of Filing 4

Mr. Burrows distributed copies of plans for maintenance of this channel. It has degraded in past years on the west side of the Filing 4, south of Compark Boulevard. He reported that Mr. Strauss estimated \$2,500 for dirt, DTEC estimates \$3,000 for soil amendments and DETC estimates \$1,500 for mulch and raising the grade. After discussion, motion by Director Elzi seconded by Director List, and upon vote unanimously carried, the Board approved a not-to-exceed \$10,000 for necessary repair and maintenance of the Green Acres Tributary channel West of Filing 4 conditioned upon the Etkin Johnson closing on the purchase of Filing 4 on March 20.

G. Status of Current Parcel Dedications to the District

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Mr. Burrows reported that parcels need to be dedicated from Compark Land Company to the District in Filings 7, 8, 9 and 11. Attorney George reported the Filing 11 dedication was approved on the consent agenda. He will coordinate with Mr. Burrows and Director Vickers on the other necessary dedications.

X. Landscape Maintenance/Construction Report

- A. Maintenance Updates and Proposals
- B. Tree Care
- C. Work Orders

No reports.

XI. Financial Items

- A. Review and Approve December 31, 2018 Financial Statements and Cash Position Report Updated as of January 31, 2019

Ms. Soendker reviewed the Financial Statements with the Board. She reported the General Fund and Debt Service Funds were amended at the November meeting. No additional actions are needed by the Board. Upon a motion duly made by Director Vickers, seconded by Director List, and upon vote unanimously carried, the Board approved the December 31, 2018 Financial Statements and January 2019 Cash Position Report.

- B. Discuss Capital Project Fund Budget and Future Priorities

No report.

- C. Status of 2018 Audit

The audit will be available at the May Board meeting.

XII. Manager's Items

- A. Website Update

Mr. Blodgett reported the website is up to date.

- B. Other

None.

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XIII. Attorney's Items

Attorney George recommended the Board approve the posting locations as required by the statute at the first meeting of the Board each year. Upon a motion duly made by Director Vickers, seconded by Director List, and upon vote unanimously carried, the Board approved the posting locations for the district.

XIV. Director's Items

A. Development Update

Director Vickers reported receiving a contact from Red Barre regarding a potential project in the District. There is been no further discussion since their initial call.

XV. Other Items

A. Confirm Quorum for May 28, 2019 at 12:15pm at CliftonLarsonAllen, LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, CO

A quorum was confirmed.

XVI. Adjournment

Director Vickers adjourned the meeting at 1:20 p.m.

Respectfully submitted,



Secretary for the Meeting