

RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
CORNERSTAR METROPOLITAN DISTRICT  
March 26, 2020**

A regular meeting of the Board of Directors of the Cornerstar Metropolitan District was held on March 26, 2020 at 9:00 a.m. at 2154 E. Commons Ave., Suite 2000, Centennial, CO 80122 and via teleconference.

Attendance: In attendance were Directors:

Anna Evans  
Austin Tillack  
Adrian Frank  
Brent Chod

Also in Attendance:

Bob Blodgett, Jerel Sangster & Paul Wilson; CliftonLarsonAllen LLP  
Clint Waldron; White Bear Ankele Tanaka & Waldron

I. Call to Order

Director Evans called the meeting to order at 9:03 a.m.

II. Declaration of Quorum/Disclosure of Conflicts

The Directors in attendance confirmed their qualifications to serve.

Mr. Waldron reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

III. Consider Approval of Resolution Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings

Upon a motion duly made by Director Evans, seconded by Director Tillack, and upon a vote, unanimously carried, the Board approved the Resolution Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings.

IV. Public Comment

None.

**CONSENT AGENDA**

V. Review/Approve the November 21, 2019 Regular Meeting Minutes

VI. Financial Matters

- A. Ratify Approval of bill.com Payments Totaling \$253,544.57
- B. Approval of Current bill.com Payments Totaling \$17,900.67
- C. Review and Accept March 2020 Cash Position Report
- D. Other – Tree Farm Statement of Settlement

VII. Manager Items

- A. Ratify 2020 Insurance Policy
- B. Information Items

VIII. Attorney Items

None.

IX. Director Items

None.

Upon a motion duly made by Director Evans, seconded by Director Tillack, and upon a vote, unanimously carried, the Board approved the Consent Agenda as submitted.

**DISCUSSION AGENDA**

X. Financial Items

- A. Review 2019 Draft Audit

Mr. Wilson reviewed the 2019 Draft Audit with the Board. Upon a motion duly made by Director Evans, seconded by Director Tillack, and upon a vote, unanimously carried, the Board approved the 2019 Audit subject to final review by the Auditor and legal.

B. Review and Accept February 29, 2020 Financial Statements and March 2020 Cash Position Report

Mr. Wilson reviewed the February 29, 2020 Financial Statements with the Board. Upon a motion duly made by Director Evans, seconded by Director Tillack, and upon a vote, unanimously carried, the Board accepted the February 29, 2020 Financial Statements and March 2020 Cash Position Report.

XI. Manager's Items

A. Property Manager's Report – Anna Evans

1. Detention Pond Repair Status

The detention pond repair work has been completed. The District may consider additional work in 2021.

2. Repaving Work

Paving work has been delayed due to asphalt plants closing. This project will resume in August in conjunction with seal coating for the shopping center.

3. Approve Independent Contractor Agreement with Snow Pros for Snow Removal Services -\$62,480 per year for three (3) years

Upon a motion duly made by Director Evans, seconded by Director Tillack, and upon a vote, unanimously carried, the Board approved the Independent Contractor Agreement with Snow Pros for Snow Removal Services.

4. Review and Approval of YESCO Contract for Lighting

Upon a motion duly made by Director Evans, seconded by Director Tillack, and upon a vote, unanimously carried, the Board approved the YESCO Contract for lighting, subject to final review by legal.

Mr. Waldron will work with Director Evans to finalize the YESCO Contract for lighting.

B. Website Update

Mr. Blodgett reported that the SIPA website is currently not live but the District is in the waiting que.

C. District Boundary Map Update

The boundary map is up-to-date with District infrastructure.

D. 811 Locates Update

Mr. Blodgett updated the Board on the Tier 1 classification and process. Director Evans confirmed she is receiving the tickets.

XII. Attorney Items

A. Update on May 5, 2020 Director's Election

Mr. Waldron reported that the May 5, 2020 election is in the process of being cancelled. No interest was received from any other eligible electors.

B. Status of Detention Pond at Southwest Corner of Arapahoe Road & Chambers Way

Mr. Waldron reported he has not yet received any feedback from Alberta regarding their intentions for the future of this detention pond. Mr. Waldron will contact them again.

C. Legislative Update

Mr. Waldron reported the legislature is currently in recess.

XIII. Director Items

A. Development Update

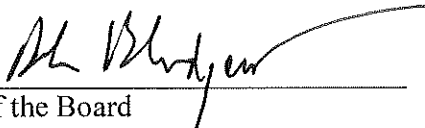
Director Tillack provided an update to the Board.

XIV. Adjournment

Director Tillack reported that he has a conflict and will not be able to attend the July 23, 2020 Regular Meeting.

Upon a motion duly made by Director Tillack, seconded by Director Evans, and upon a vote unanimously carried, the Board adjourned the meeting at 10:01 a.m. A quorum was confirmed for the July 23, 2020 regular meeting.

Respectfully submitted by,

  
Secretary of the Board