

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CORNERSTAR METROPOLITAN DISTRICT
November 19, 2020**

A special meeting of the Board of Directors of the Cornerstar Metropolitan District was held on November 19, 2020 at 9:00 a.m.

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting was held via Zoom teleconferencing.

Attendance: In attendance were Directors:

Paul Sheppard
Nicholas Freddo
Cheryl Berg

Also in Attendance:

Bob Blodgett, Andrew Williams, Nicholas Carlson & Paul Wilson;
CliftonLarsonAllen LLP
Clint Waldron & Heather Hartung; White Bear Ankele Tanaka & Waldron

I. Call to Order

Director Sheppard called the meeting to order at 9:02 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 that provided White Bear Ankele Tanaka & Waldron with notice of 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.

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III. Public Comment

None.

CONSENT AGENDA

IV. Review and Approve the September 24, 2020 Special Meeting Minutes

V. Financial Matters

A. Ratify Approval of Bill.com Payments Totaling \$9,043.06

B. Consider Approval of Agreement with Fiscal Focus Partners LLC for 2020 Audit – \$6,450

VI. Manager Items

A. Approve 2021 Insurance Policy - \$ 8,461

B. Information Items

VII. Attorney Items

A. Consider Approval of Resolution 2020-11-01, Annual Administrative Matters for 2021

1. Confirm 2021 Regular Meeting Schedule – March 25, July 22, September 23 and November 18, 2021 at 9:00 a.m. at White Bear Ankele Tanaka & Waldron, PC, 2154 E. Commons Avenue, Ste. 2000, Centennial, CO 80122

Mr. Waldron reviewed with the Board.

B. Ratify Approval of Agreement with Snow Pros, Inc. for 2020-21 Snow Removal

Mr. Blodgett reviewed with the Board.

VIII. Director Items

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

DISCUSSION AGENDA

IX. Financial Items

A. Review and Accept October 31, 2020 Financial Statements and Cash Position Report

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Mr. Wilson reviewed with the Board. Upon a motion duly made by Director Sheppard, seconded by Director Berg, and upon a vote, unanimously carried, the Board accepted the October 31, 2020 Financial Statements and Cash Position Report.

- B. Conduct Public Hearing to Consider Amendment of 2020 Budget;
Consider Approval of Resolution 2020-11-02 to Amend 2020 Budget

Director Sheppard opened the public hearing at 9:05 a.m. Mr. Blodgett stated that the notice of public hearing was provided in accordance with Colorado law and no written objections have been received prior to the meeting.

There was no public comment. The public hearing was closed at 9:06 a.m.

Mr. Wilson reviewed the Amendment for the 2020 Budget.

Upon a motion duly made by Director Sheppard, seconded by Director Berg and upon a vote, unanimously carried, the Board approved the Amendment of the 2020 Budget and the Adoption of Resolution 2020-11-02 to Amend the 2020 Budget.

- C. Conduct Public Hearing to Consider Adoption of 2021 Budget,
Appropriate Expenditures and Certify Mill Levies; Consider Approval of
Resolution 2020-11-03 to Adopt 2021 Budget, Appropriate Expenditures
and Certify Mill Levies

Director Sheppard opened the public hearing at 9:16 a.m. Mr. Blodgett stated that the notice of public hearing was provided in accordance with Colorado law and no written objections have been received prior to the meeting.

There was no public comment. The public hearing was closed at 9:17 a.m.

Mr. Wilson reviewed the 2021 Budget and noted that no new changes are being made.

Upon a motion duly made by Director Sheppard, seconded by Director Freddo and upon a vote, unanimously carried, the Board approved the 2021 Budget and the Adoption of Resolution 2020-11-03 to Adopt 2021 Budget, Appropriate Expenditures, and Certify Mill Levies.

X. Manager's Items

A. Property Manager's Report

1. Status of Street Repaving and Striping Work
2. Status of Detention Pond Maintenance
3. Status of Dead Tree Removal
4. Status of 2021 Landscape Maintenance Contract

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The Board discussed the Director vacancy. No other updates were given at this time.

B. Website Update – www.cornerstarmetrodistrict.org

Mr. Blodgett reported the website is up to date. The new Board member's names and titles will be added to the website. Director Sheppard will send pictures of the shopping center to be placed on the home page.

C. Discuss District Manager Transition

Mr. Blodgett reported the new District Manager will be Andrew Williams effective January 1, 2021, following Mr. Blodgett's retirement.

XI. Attorney Items

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

Director Sheppard stated Shopcore is closing on the Cornerstar asset tomorrow. They have not had time to focus on this issue yet. Discussion was deferred to the March meeting.

B. Approval of Annual Service Contracts

Mr. Waldron provided an overview. Director Sheppard reported that Site Centers Corporation will no longer be working with the District and Shopcore will be assuming those services. Upon a motion duly made by Director Sheppard, seconded by Director Freddo, and upon a vote, unanimously carried, the Board approved the annual service contracts and authorized Shopcore as a third-party property manager.

XII. Director Items

A. Development Update

The Board is working to get vacant spaces filled.

B. Discuss Board Vacancies

1. Consider Appointment

Previously discussed.

The Board deferred a motion.

2. Oath of Office

3. Election of Officers

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The Board deferred action on filling the vacancies to the March meeting.

XIII. Adjournment

Upon a motion duly made by Director Sheppard, seconded by Director Freddo, and upon a vote unanimously carried, the Board adjourned the meeting at 9:26 a.m.

Respectfully submitted by,

DocuSigned by:
Cheryl Berg

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Secretary of the Board

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Cheryl Berg

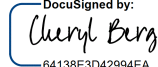
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ID: b14388ce-c96a-430c-94fa-2511598f632b

In Person Signer Events

Signature

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Agent Delivery Events

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Certified Delivered

Security Checked

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7/28/2021 6:10:49 PM

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