

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CORNERSTAR METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
SEPTEMBER 29, 2021

A special meeting of the Board of Directors of the Cornerstar Metropolitan District (referred to hereafter as the "Board") was convened on Wednesday, September 29, 2021, at 9:00 a.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Paul Sheppard, President
Nicholas Freddo, Treasurer
Cheryl Berg, Secretary
Sarah Elizabeth Dugger, Assistant Secretary

Also, In Attendance Were:

Andrew Williams, Stephanie Odewumi and Paul Wilson; CliftonLarsonAllen LLP
Clint Waldron, Heather Hartung; White Bear Ankele Tanaka & Waldron

CALL TO ORDER

Director Sheppard called the meeting to order at 9:01 a.m. Mr. Williams introduced Ms. Odewumi to the Board and informed them of her transition as the new District Manager. The Board welcomed Ms. Odewumi to the team.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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.

ADMINISTRATIVE ITEMS

Quorum/Confirmation of Meeting Location/Posting Notice: A quorum was confirmed. This meeting was conducted via Microsoft TEAMS. Mr. Williams confirmed that the notice providing the time, date and teleconferencing information was duly posted.

Agenda: Upon a motion duly made by Director Sheppard, seconded by

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Director Freddo and, upon a vote, unanimously carried, the Board approved the agenda as presented.

Public Comment: No public comments were made.

CONSENT AGENDA

Minutes of the July 22, 2021 Special Meeting
Ratify Bill.com Payments Totaling \$31,444.62
Current Claims: Totaling \$66,820.00
Resolution Designating the Location of Regular Meetings
2020 Annual Report
Keesen Landscape Proposal for Tree Replacements - \$50,200
YESCO Proposal for Repair Ring Road Lighting at NTE of \$6,000

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

FINANCIAL ITEMS

Financial Report as of August 31, 2021: Mr. Wilson reviewed the Financial Report with the Board noting that there are sufficient funds for the Debt Service payment in December. He stated he would be obtaining input from Ms. Hatfield for budget items regarding repairs and maintenance. Upon a motion duly made by Director Sheppard, seconded by Director Freddo and, upon vote, unanimously carried, the Board accepted the August 31, 2021 Financial Report.

2022 Budget Process: Mr. Wilson reviewed the 2022 Budget process with the Board and noted that the draft 2022 Budget will be distributed via email to the Board by October 15th for review.

Other: None.

MANAGER ITEMS

Property Manager's Report: Mr. Williams noted that the Manager's Report was not provided before the meeting. Staff will continue to work with Ms. Hatfield to monitor and coordinate regarding property maintenance needs.

Other: None.

ATTORNEY ITEMS

Delinquent Taxes on Detention Pond Tract and Potential Acquisition of Property: Attorney Waldron stated that delinquent taxes were bought in 2018 and that a Treasurer's Deed can be applied for on November 1, 2021 by the purchaser. After discussion, the Board determined not to move forward with purchasing the pond. The Board decided not to include this item on future agendas.

District Procurement Policy and Adoption of Resolution 2021-07-01,

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Adopting Procurement Policy: Attorney Waldron reviewed the policy and resolution with the Board. Following discussion, upon a motion duly made by Director Sheppard, seconded by Director Freddo and, upon vote, unanimously carried, the Board approved the District Procurement Policy and Adoption of Resolution 2021-07-01, Adopting Procurement Policy.

District Parcel Property, Lot 11, Block 1: Attorney Waldron discussed the parcel north of the medical center next to 24-Hour Fitness with the Board. Discussion ensued regarding use of this property. The Board determined to review and will discuss at the next Board meeting.

Independent Contractor Agreement (2022 Landscape Maintenance) with Keesen Landscape Management, Inc.: Upon a motion duly made by Director Sheppard, seconded by Director Berg and, upon vote, unanimously carried, the Board approved the Independent Contractor Agreement (2022 Landscape Maintenance) with Keesen Landscape Management, Inc.

DIRECTOR ITEMS

Development Activity Update: Director Sheppard reviewed updates to the Board noting that Nike is opening a store in the Office Depot location and Sierra Trading Post is preparing to open in the old location of the liquor store.

Other: None.

OTHER BUSINESS

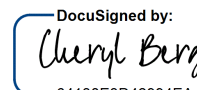
Quorum for Next Meeting – November 18, 2021 at 9:00 a.m.: The Board confirmed a quorum for the November 18, 2021 meeting at 9:00 a.m.

Other: None.

ADJOURNMENT

Upon a motion duly made by Director Sheppard, seconded by Director Freddo and, upon a vote, unanimously carried, the meeting was adjourned at 9:31 a.m.

Respectfully submitted,

DocuSigned by:


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Secretary for the Meeting