

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CORNERSTAR METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
SEPTEMBER 21, 2023

A regular meeting of the Board of Directors of the Cornerstar Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, September 21, 2023 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
Cheryl Berg, Treasurer
Sarah Elizabeth Dugger, Secretary

Also, In Attendance Were:

Stephanie Odewumi and Paul Wilson; CliftonLarsonAllen LLP
Clint Waldron and Heather Hartung; White Bear Ankele Tanaka & Waldron
Terrie Hatfield; ShopCore
Marti Stokes – DLC

ADMINISTRATIVE MATTERS

Call to Order and Approval of Agenda: Director Sheppard called the meeting to order at 9:01 a.m. Upon a motion duly made by Director Sheppard, seconded by Director Dugger and, upon a vote, unanimously carried, the Board approved the agenda as amended.

Declaration of Quorum/Disclosures of Potential Conflicts of Interest: A quorum was confirmed. This meeting was conducted via Microsoft TEAMS. Ms. Odewumi confirmed that the notice providing the time, date and teleconferencing information was duly posted.

Ms. Hartung 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. Ms. Hartung 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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Confirm location of meeting and posting of meeting notices: Ms. Odewumi confirmed the meeting location and notice has been posted on the website in advance of the 24-hour regulation advancement of the meeting.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

Minutes of the July 20, 2023 Regular Meeting

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

FINANCIAL ITEMS

June 30, 2023 Unaudited Financial Statements and September 2023 Cash

Position Report: Mr. Wilson reviewed the June 30, 2023 Unaudited Financial Statements and September 2023 Cash Position Report with the Board. Following review, upon a motion duly made by Director Sheppard, seconded by Director Dugger and, upon vote, unanimously carried, the Board accepted the June 30, 2023 Unaudited Financial Statements and September 2023 Cash Position Report.

Draft 2024 Budget: Mr. Wilson reviewed the draft 2024 budget with the Board and noted this will be presented at the October Budget Hearing. He noted that since 2017A TIF Sharing Agreement expires on September 30, 2023, the District will not receive future TIF revenue payments. Mr. Wilson also discussed Proposition HH and possible changes to the District's Debt Mill Levy and ARI Mill Levy.

Ratify Interim Bill.com Payments Totaling \$55,362.55: Mr. Wilson noted the BRE DDR needs to change from \$19,599.72 to \$33,347.22 updating the total amount for approval to \$69,110.65. Following discussion and review, upon a motion duly made by Director Sheppard, seconded by Director Berg, and, upon vote, unanimously carried, the Board approved the interim bill.com payments totaling \$69, 110.65 as presented.

MANAGER ITEMS

Property Manager's Report: Ms. Hatfield reviewed the Property Manager's Report with the Board and discussed the notification received from SnowPros stating they are terminating the District's agreement. Ms. Hatfield is in the process of requesting proposals from vendors to cover the services previously handled by SiteSource.

Detention Pond Bids: Ms. Hatfield stated she didn't have an update at this time and this will be revisited at the November Board meeting.

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Independent Contractor Agreement (ICA) with FSG Denver for Lighting Repairs: Following review, upon a motion duly made by Director Sheppard, seconded by Director Dugger and, upon vote, unanimously carried, the Board approved the Independent Contractor Agreement (ICA) with FSG Denver for Lighting Repairs as presented.

Proposals for Light Poles: Ms. Odewumi informed the Board that she is still waiting for proposals and this will be revisited at the November Board meeting.

Communications from Sno Pros Termination of Services:

- Detention Pond Maintenance
- Snow Removal
- Street Sweeping Services
- Day Porter Services
- Common Area Maintenance Services

Ms. Odewumi reviewed the communications from Sno Pros regarding their termination of services for the District. Ms. Hatfield is working on getting proposals to cover these services. Ms. Odewumi has also reached out to a vendor and will provide that information to Ms. Hatfield.

**ATTORNEY
ITEMS**

Approval of Fifth Amendment to Aurora Regional Improvement (ARI) No. 5 Establishment Agreement: Ms. Hartung and Mr. Waldron reviewed the Fifth Amendment to the Establishment Agreement with the Board. Following review, upon a motion duly made by Director Sheppard, seconded by Director Dugger and, upon vote, unanimously carried, the Board approved the Fifth Amendment to Aurora Regional Improvement (ARI) No. 5 Establishment Agreement as presented.

Discuss Metropolitan District Homeowners Rights Task Force: Ms. Hartung discussed the Metropolitan District Homeowners' Rights Task Force with the Board and the requirement to provide notification of this task force to the residence, which notification has been provided on the District's website.

Discuss Town Hall/Annual Meeting: Ms. Hartung noted the requirement of districts that have residential lots need to hold Town Hall meetings beginning this year. She stated there are certain required presentations and an ability for Q&A. She informed the Board that this Town Hall meeting has been scheduled and an agenda will be provided to the CLA team along with presentations. She also informed the Board that the Board cannot take any action at this meeting.

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DIRECTOR
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Development Activity Update: Director Sheppard provided an update to the Board informing them that a new grocery store will be opening late March/April 2024 and all other space is utilized at this point.

OTHER
BUSINESS

Quorum for Next Meeting – November 16, 2023 at 9:00 a.m. and Town Hall Meeting at 8:30 a.m.: The Board confirmed a quorum for the November 16, 2023 meeting at 9:00 a.m. and Town Hall meeting at 8:30 a.m.

ADJOURNMENT

Upon a motion duly made by Director Sheppard, seconded by Director Dugger and, upon a vote, unanimously carried, the meeting was adjourned at 9:35 a.m.

Respectfully submitted,

DocuSigned by:

Stephanie Odummi

CA6D13A2F83745D

Secretary for the Meeting

Certificate Of Completion

Envelope Id: 7A9926A0BE1F4B9D9FB55966EF762576	Status: Completed
Subject: Complete with DocuSign: 3A. 2023-09-21 Minutes_ legal.pdf	
Client Name: Cornerstar MD	
Client Number: A519780	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Sandy Brandenburger
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Sandy.Brandenburger@claconnect.com
	IP Address: 67.173.233.59


Record Tracking

Status: Original	Holder: Sandy Brandenburger	Location: DocuSign
12/8/2023 2:23:09 PM	Sandy.Brandenburger@claconnect.com	

Signer Events

Stephanie Odewumi
 stephanie.odewumi@claconnect.com
 Public Manager
 Stableview HOA
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 CA6D13A2F83745D...
 Signature Adoption: Pre-selected Style
 Using IP Address: 165.225.10.147

Timestamp

Sent: 12/8/2023 2:26:43 PM
 Viewed: 12/11/2023 10:01:40 AM
 Signed: 12/11/2023 10:01:48 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	12/8/2023 2:26:43 PM
Certified Delivered	Security Checked	12/11/2023 10:01:40 AM
Signing Complete	Security Checked	12/11/2023 10:01:48 AM
Completed	Security Checked	12/11/2023 10:01:48 AM

Payment Events

Status

Timestamps