

CORNERSTAR METROPOLITAN DISTRICT

<https://cornerstarmetrodistrict.specialdistrict.org/>

NOTICE OF SPECIAL MEETING AND AGENDA

Tuesday, April 28, 2026 at 9:00 A.M.

<https://us06web.zoom.us/j/84984123478?pwd=Azq6Syh6mbbL6cDgD1P7BwlRlXeevB.1>

Meeting ID: 849 8412 3478

Passcode: 999610

Call: 720-707-2699

Kimberly Armitage, President	Term to May, 2027
Patrick McGlinchey, Secretary/Treasurer	Term to May, 2029
Vacant	Term to May, 2027
Vacant	Term to May, 2029
Vacant	Term to May, 2029

SPECIAL AGENDA

1. Call to Order/Declaration of Quorum
2. Confirmation of Conflict Filings/Director Conflict of Interest Disclosures
3. Confirm posting of meeting notice
4. Approval of Agenda
5. Discuss Vacant Director Positions
6. Public Comment - Public comments will be limited to three minutes per speaker.
7. Financial Matters
 - a. Consider Approval of Claims/Financials (**enclosures**)
 - b. Update on Payment of Operations Fees for Apartments and Medical Center
 - c. Discuss Status of 2025 Draft Audit
 - d. Discuss Timely Payment of Invoices
 - e. Other Financial Matters
8. Insurance Matters
 - a. Ratify Increase in Property and Liability Insurance Premium (**enclosure**)
9. Property Management Matters
 - a. Discuss Monthly Property Management Report (**enclosure**)
 - i. Discuss Invitation to Bid Published April 2, 2026 for Asphalt Work and Consider Awarding Bid (**enclosure**)
 - ii. Review and Consider Approval of Keesen Proposal #128969 for Asphalt Removal and Ground Revival (**enclosure**)

- iii. Provide Update to Board on Review of Property Coverage Schedule and Limits
 - b. Discuss Vacant Lots, Pavillion and Trash Clean up (**enclosures**)
 - c. Discuss Maintenance and Landscape Issues (**enclosures – pictures**)
- 10. Director Matters
 - a. Development Activity Update
 - b. Other Director Matters
- 11. Legal Matters
 - a. Discuss and Consider Approval of Independent Contractor Agreement with DLC Management Corporation for District Management Services – 2026 (**enclosure**)
 - b. Update on Draft ARI Authority Establishment Agreement Being Prepared by Special Counsel
- 12. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board member.
 - a. Approval of Minutes from March 11, 2026 Meeting (**enclosures**)
 - b. Ratify Approval of Independent Contractor Agreement with Tree Analysis Group for 2026 Arborist Services (**enclosure**)
 - c. Ratify Approval of Fourth Addendum to Independent Contractor Agreement with Keesen Landscape Management, Inc. for Detention Pond Cleaning (**enclosure**)
- 13. Other Business
- 14. Adjourn