

CORNERSTAR METROPOLITAN DISTRICT

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

NOTICE OF SPECIAL MEETING AND AGENDA

Monday, May 11, 2026 at 9:30 A.M.

<https://us06web.zoom.us/j/84984123478?pwd=Azq6Syh6mbbL6cDgD1P7Bw1RlXeevB.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. Approval of Agenda
4. Discuss and Consider Approval of Aurora Regional Street and Transportation Improvement Authority Establishment Agreement – Presented by Special Counsel (**to be distributed**)
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 and Consider Acceptance of 2025 Draft Audit, if available (**to be distributed**)
 - d. Discuss Timely Payment of Invoices
 - e. Other Financial Matters
8. Property Management Matters
 - a. Discuss Monthly Property Management Report (**enclosure**)
 - i. Discuss Invitation to Bid Published April 2, 2026
 - ii. Consider Approval of Proposal for Asphalt Work from Alliance Commercial for the Areas Identified on the 5-Year Asphalt Phasing Plan in Orange, Blue and a Portion of Red (**enclosure**)

- iii. Consider Approval of Proposal #128969 from Keesen for Asphalt Work (**enclosure**)
 - iv. Consider Approval of Proposal #130007 from Keesen for Backflow Replacement (**enclosure**)
 - v. Discuss Work Order 04292026 Regarding Lack of Power to Irrigation Clocks (**enclosure**)
 - vi. Discuss Median in Disrepair (**enclosure - picture**)
 - vii. 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**)
 - d. Discuss Landscape Tracker (**enclosure**)
9. Director Matters
- a. Development Activity Update
 - b. Other Director Matters
10. Legal Matters
- a. Discuss and Consider Approval of Independent Contractor Agreement with DLC Management Corporation for District Management Services – 2026 (**enclosure**)
 - b. Discuss Notice of Claim (**distributed under separate cover**)
 - c. Discuss and Consider Approval of Services and Cost-Sharing Agreement between the District and Acadia at Cornerstar Apartments (**enclosure**)
11. 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**)
 - d. Ratify Increase in Property and Liability Insurance Premium (**enclosure**)
12. Other Business
13. Adjourn