

CORNERSTAR METROPOLITAN DISTRICT
NOTICE OF SPECIAL MEETING AND AGENDA

Monday, March 31, 2025, at 2:00 pm

<https://us06web.zoom.us/j/84984123478?pwd=Azq6Syh6mbbL6cDgD1P7BwlRIXeevB.1>

Meeting ID: 849 8412 3478

Passcode: 999610

Call: 720-707-2699

Kimberly Armitage, President	Term to May, 2027
Patrick McGlinchey, Secretary	Term to May, 2025
Erik Christopher, Treasurer	Term to May, 2027
Vacant	Term to May, 2025
Vacant	Term to May, 2025

SPECIAL AGENDA

1. Call to Order/Declaration of Quorum
2. Confirmation of Conflict Filings/Director Disclosures
3. Approval of Agenda
4. Introduction of New Manager and Management Company
5. Discuss Rescheduling of 2025 Meeting Dates
6. Discuss Detention Pond Report – Tanna Boisvert (enclosure)
 - a. Consider for Approval Pond Sedimentation Survey Proposal (enclosure)
7. Public Comment - Note: Public comments shall be limited to three minutes per speaker. When several people wish to speak with the same position on a given item, they are requested to select a spokesperson to state that position.
8. 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. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
 - a. Approval of Minutes from November 13, 2024 Regular Meeting (enclosure)
 - b. Approval of Minutes from December 3, 2024 Special Meeting (enclosure)
 - c. Approval of Minutes from February 2, 2025 Special Meeting (enclosure)
 - d. Ratification of Independent Contractor Agreement with Professional Community Management Inc. (PCMS) for Management Services (enclosure)
 - e. Ratification of Second Addendum to Independent Contractor Agreement with Alliance Commercial Maintenance Services for Infrared Repair Work to Roads (enclosure)
9. Management Matters (PCMS)
 - a. Discuss Status of Website Remediation, Document Remediation and Streamline Website
 - b. Review Reserve Study (enclosure)

- c. Provide Update on Infrared Repair Work to Roads and Community from City Regarding Roads
- 10. Property Management Matters (DLC Management Corporation)
 - a. Property Manager's Report (enclosure)
 - b. Discuss 2025 Paving
 - c. Discuss LED Lighting Upgrades for the Loop Road Update
 - d. Discuss LED Lighting Upgrade Contract Update
- 11. Director Matters
 - a. Development Activity Update
- 12. Financial Matters
 - a. Consider Approval of Claims/Financials
 - b. Other Financial Matters
- 13. Legal Matters
 - a. May 6, 2025 Election Update
- 14. Other Business
- 15. Adjourn