

CORNERSTAR METROPOLITAN DISTRICT

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

NOTICE OF REGULAR MEETING AND AGENDA

Wednesday, November 12, 2025, at 10:00 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 | Term to May, 2029 |
| Vacant | Term to May, 2027 |
| Vacant | Term to May, 2029 |
| Vacant | Term to May, 2029 |

REGULAR AGENDA

1. Call to Order/Declaration of Quorum
2. Confirmation of Conflict Filings/Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Discuss Vacant Director Positions and Determine Publication Date for Notice of Vacancies
5. Public Comment - Note: Public comments will 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.
6. 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 October 28, 2025 Special Meeting (**enclosures**)
 - b. Approval of Notice to Electors Pursuant to Section 32-1-809, C.R.S. (**enclosure**)
 - c. Adoption of the 2026 Annual Administrative Resolution (**enclosure**)
 - d. Ratification of the Supplement to the 2024 Annual Report (**enclosure**)
 - e. Approval of First Addendum to Independent Contractor Agreement with Alliance Commercial Maintenance Services for Snow Removal Services October 2026 – May 2029 (**enclosure**)
 - f. Approval of Amended and Restated Procurement Resolution and Policy (**enclosure**)
 - g. Approval of Renewal of Special District Association of Colorado Memberships for 2026
7. Financial Matters
 - a. Consider Approval of Claims/Financials (**to be distributed**)

- b. Public Hearing on 2025 Budget Amendment
 - i. Consider Approval of Resolution Amending the 2025 (**enclosure**)
 - c. Public Hearing on proposed 2026 Budget
 - i. Consider Approval of Resolution Adopting the 2026 Budget, Imposing Mill Levy and Appropriating Funds (**enclosure**)
 - d. Consider Approval of Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP (**enclosure**)
 - e. Consider Engagement of Auditor for 2025 Audit Services (**to be distributed**)
 - f. Update on Invoicing Operation Fees and Providing Reconciliations for Apartments and Medical Center
 - g. Review CLA Cash Access and Internal Controls Memorandum
 - h. Discuss District Investments
 - i. Other Financial Matters
8. Division of Management and Property Management Responsibilities
- a. Discuss Management Roles of PCMS and DLC Management Corporation (**enclosure**)
 - b. Discuss Amendments to Management Agreements for PCMS and DLC Management Based on Division of Management Responsibilities
9. Management Matters (PCMS)
- a. District Manager's Report (**enclosure**)
 - i. Consider Approval of Independent Contractor Agreement for Landscaping Services with Keesen Landscape Management, Inc. (**enclosures**)
10. Property Management Matters (DLC Management Corporation)
- a. Property Manager's Report (**enclosure**)
 - b. Discuss Lighting Plan and Review and Approve Proposals for LED Lighting Upgrades for the Loop Road
 - c. Discuss Engagement of Arborist
11. Director Matters
- a. Development Activity Update
12. Legal Matters
- a. Discuss Creation of Authority and Engagement of Special Counsel (**enclosure**)
 - b. Update on Invitation to Bid for Asphalt Work in 2026 and Determine Date for Special Meeting to Award Bid
13. Insurance Matters
- a. Discuss and Review Insurance General Liability Schedule and Limits, Consider Authorization to Bind Coverage

- b. Consider Approval of Continued Engagement of Highstreet | TCW Risk Management to Act as Insurance Agent (**enclosure**)
- c. Other Business

14. Adjourn