

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CONCORD METROPOLITAN DISTRICT HELD AUGUST 2, 2016

A regular meeting of the Board of Directors of the Concord Metropolitan District was held on August 2, 2016, at 12:00 p.m. at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 80111. The meeting was open to the public.

- Attendance In attendance were Directors:
- Dan Bess; Chairman and President
 Brian Mott; Secretary/Treasurer
 Hank Vanderryst; Assistant Secretary
- Also in attendance were:
- Bob Blodgett, Jason Carroll; CliftonLarsonAllen LLP
 Russ Dykstra; Spencer Fane LLP
- Call to Order Director Bess called the meeting to order at 12:00 p.m.
- Disclosure of
Potential Conflicts
Of Interest Written conflict of interest disclosure statements were filed with the
Secretary of State on behalf of the District 72 hours prior to this meeting.
- Minutes A. Review and Approve Minutes of the May 3, 2016 Regular Board
 Meeting
- Upon a motion duly made by Director Mott, seconded by Director Bess,
and upon vote, unanimously carried, the Board approved the May 3, 2016
Special Board meeting minutes as submitted.
- Discuss
Board
Vacancies No report.
- Financial A. Review and Accept June 30, 2016 Financial Statements and Cash
 Position Report
- Mr. Carroll reviewed the June 30, 2016 Financial Statements with the
Board. After discussion, upon a motion duly made by Director Mott,
seconded by Director Vanderryst, and upon a vote, unanimously carried,

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the Board accepted the June 30, 2016 Financial Statements and Cash Position Report.

Mr. Blodgett reported that he will review the billings from Intergroup Architects and determine if an addition \$430 should be billed to an entity within the district for architectural review.

- B. Ratify Approval of May 2016 Claims Totaling \$7,406.04 Represented by Check Numbers 1817 through 1823 and June 2016 Claims Totaling \$10,116.45 Represented by Check Numbers 1824 Through 1830

Upon a motion duly made by Director Mott, seconded by Director Vanderryst, and upon a vote, unanimously carried, the Board ratified the May 2016 claims totaling \$7,406.04 represented by check numbers 1817 through 1823 and the June 2016 claims totaling \$10,116.45 represented by check numbers 1824 through 1830.

- C. Review and Consider Approval of June 2016 Claims Totaling \$6,106.33 and Director's Fees Totaling \$277.05

Upon a motion duly made by Director Mott, seconded by Director Vanderryst, and upon a vote, unanimously carried, the Board approved the June 2016 claims totaling \$6,106.33 and Director's fees totaling \$277.05.

- D. Status of 2015 Audit

Mr. Carroll reviewed the 2015 Audit with the Board. He reported that it had been filed in July as required per statute.

Upon a motion duly made by Director Bess, seconded by Director Vanderryst, and upon a vote, unanimously carried, the Board ratified the submittal of the 2015 audit to the Division of Local Government.

- E. Other

None.

Manager
Items

- A. Website Update

Mr. Blodgett reported that the website has been updated.

- B. Landscape Maintenance Update

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1. Ratify DesignScapes Proposal for Installation of Summer Annuals - \$790

Upon a motion duly made by Director Mott, seconded by Director Vanderryst, and upon a vote, unanimously carried, the Board ratified the Designscapes proposal.

C. Referrals

Mr. Blodgett reviewed the Douglas County Industrial Park referral from Douglas County.

Director Mott reported that these are three future businesses for IBC: Buildings 5 and 6 will be built at this time, Building 4 will be a pad. They are all in Concord Business Center within the District. He estimated the market value at approximately \$160 per square foot, 450,000 square feet for buildings 5 and 6 only. They should be complete in December 2016. Mr. Carroll reported that the estimated market value is approximately \$17,000,000, the assessed value will be 29% of this if the assessor places the buildings on the roll with this value. These revenues will most likely be received in 2018.

D. 2017 Budget Process

1. Review Preliminary 2017 Budget
2. August 25– Preliminary 2016 AV
3. October 15 – Draft Budget Filed
4. November 1 Board Meeting – Public Hearing to Review and Approve 2017 Budget

Mr. Carroll reported the draft budget will be sent to the Board by October 15th for review. He will review options related to (1) continuing the current mill levy and collecting excess proceeds to potentially call the bonds in 2020 or (2) possibly reducing the mill levy.

E. Call Public Hearing for November 1, 2016 Regular Board Meeting to Review and Approve 2017 Budget

Upon a motion duly made by Director Mott, seconded by Director Vanderryst, and upon a vote, unanimously carried, the Board called a Public Hearing for November 1, 2016 at 12:00 p.m. to review and approve the 2017 budget.

F. SDA Annual Conference – September 21-23, 2016 – Keystone, CO

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Mr. Blodgett reviewed the schedule with the Board. Board members will notify him if they would like to attend.

G. Discuss November 2016 Election Inquiry from Douglas County

The Board reported that there will be no November 2016 TABOR election for the District. Mr. Blodgett will respond.

H. Other

None.

Attorney
Items

None.

Director
Items

A. Development Activity Update

Previously discussed.

B. Confirm Next Regular Board Meeting, Tuesday, November 1, 2016 at 12:00 p.m. at CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 80111

The Board confirmed a quorum for the Tuesday November 1, 2016 regular Board meeting.

Adjournment

With there being no further business before the Board, upon a motion duly made by Director Bess, seconded by Director Vanderryst, and upon a vote, unanimously carried, the Board adjourned the meeting adjourned at 1:10 p.m.

Respectfully submitted,


Secretary for the Meeting