

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CONCORD METROPOLITAN DISTRICT HELD MAY 2, 2017

A regular meeting of the Board of Directors of the Concord Metropolitan District was held on May 2, 2017, 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
Brian Heinze; Assistant Secretary

Also in attendance were:

Bob Blodgett, Jason Carroll; CliftonLarsonAllen LLP
Russ Dykstra; Spencer Fane LLP
Mike Evans; Playtime
Alan Leak; Respec (ACWWA)
Collin Koranda; Tamarack Consulting

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 February 7, 2017 Regular Board Meeting

Upon a motion duly made by Director Mott, seconded by Director Bess, and upon vote, unanimously carried, the Board approved the February 7, 2017 Regular Board meeting minutes as submitted.

Discuss Board Vacancies

A. Appoint Michael Evans

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Upon a motion duly made by Director Mott, seconded by Director Heinze, and upon a vote, unanimously carried, the Board appointed Michael Evans to the Board vacancy.

B. Oath of Office

Director Bess administered the Oath of Office to Mr. Evans. He took his seat on the Board.

A. Election of Officers

Upon a motion duly made by Director Mott, seconded by Director Heinze, and upon a vote, unanimously carried, the Board appointed Michael Evans as an Assistant Secretary on the Board.

Financial

A. Review 2016 Draft Audit

Mr. Carroll review the 2016 Audit with the Board. There were no adjustments. It is a clean opinion. It must be filed by July 31st.

Upon a motion duly made by Director Evans, seconded by Director Vanderryst, and upon a vote, unanimously carried, the Board approved the 2016 Audit, and authorized Mr. Carroll to file it with the Division of Local Government.

B. Review and Accept March 31, 2017 Financial Statements and Cash Position Report

Mr. Carroll reviewed the March 31, 2017 Financial Statements with the Board. After discussion, upon a motion duly made by Director Heinze, seconded by Director Mott, and upon a vote, unanimously carried, the Board accepted the March 31, 2017 Financial Statements and Cash Position Report.

C. Review and Approve Current Claims Totaling \$20,196.57 Represented by Check Numbers 1864 through 1870 and Directors' Fees Totaling \$494.10

Mr. Blodgett reviewed with the Board. He noted it includes January through March claims for both CLA and Spencer Fane. He noted Director's fees will be increased to reflect pay for all five Directors. Upon a motion duly made by Director Mott, seconded by Director Vanderryst, and upon a vote, unanimously carried, the Board approved the current claims totaling \$20,196.57 represented by check numbers 1864 through 1870 and Directors' fees totaling \$494.10.

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D. Accept Invoices Related to Public Improvements Included in 2015 Facilities Funding and Acquisition Agreement

Mr. Dykstra recommended the acceptance of the invoices be deferred until there is a complete packet for Tamarack to review. A bill of sale, invoices and proof of an easement or a plat dedication to the District are also required per the District's public improvements reimbursement agreement. The Board concurred. The Board deferred action to the August Board meeting.

E. Discuss Status of System Development Fee Payments

Mr. Blodgett reviewed with the Board. After discussion, the Board asked Mr. Carroll to review past files and records and determine the source of the payment of the fees totaling approximately \$105,000 in the early 2000's. The Board asked that CLA continue to look for documentation related to payment of a SDF for Building 4. This will be further discussed at the August Board meeting.

F. Other

None.

Manager
Items

A. Ratify DesignScapes of Colorado Proposal for Installation of Summer Annuals - \$1,010

Upon a motion duly made by Director Mott, seconded by Director Heinze, and upon a vote, unanimously carried, the Board ratified the DesignScapes of Colorado proposal for installation of summer annuals in the amount of \$1,010.

B. Website Update

No report.

C. Landscape Maintenance Updates

No report.

D. Accept One Neck Request and Denial for Landscaping Changes

Mr. Blodgett reviewed with the Board. The Board confirmed the denial of One Neck's request to convert the required turf landscaping to xeriscape landscaping in the park.

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E. Referrals

None.

Attorney Items

A. Approve Agreement with Tamarack Consulting for Independent Cost Verifications

Mr. Dykstra reported this agreement is in order. It needs to include an Illegal Alien Addendum per State statutes.

Mr. Koranda estimated based on the single reimbursement agreement and the amount of work required, the range of cost would be in the \$3,000 - \$5,000 range.

Upon a motion duly made by Director Evans, seconded by Director Vanderryst, and upon a vote, unanimously carried, the Board approved the agreement with Tamarack Consulting for independent cost verifications subject to the addition of the Illegal Alien Addendum to be prepared by Mr. Dykstra.

Director Items

A. Discuss ACWWA Service and Billing Issues – Alan Leak, District Engineer

Mr. Leak distributed copies of the current ACWWA service map and the ACWWA FLOW renewable water system map. He also discussed the rate structure for properties within the District for water, sewer and irrigation, and fixed and variable charges.

He distributed copies of a map indicating that some properties within the Concord Metropolitan District are within the ACWWA Public Improvement District, and some are not. He reported that prior to 2010, the Board chose not to include properties developed prior to that time within the PID. Since 2010, all new projects developed within Concord Metropolitan District are within the PID. He does not believe that the Board of County Commissioners will make the membership in the PID retroactive on properties that are not presently included.

The Board asked Mr. Leak for a copy of the map indicating which properties are in the PID and which are not within the District. Mr. Leak will provide to Mr. Blodgett, and Mr. Blodgett will provide to the Board and place on the website.

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Mr. Leak further reported the current mill levy within the PID is 18 mills. He reported that ACWWA spent a great deal of money on renewable water. However, they have acquired enough to serve billed out of the District. Many other districts in Douglas County and the southern metro area are still acquiring renewable water and he anticipates their rates will continue to increase in the future. The Board thanked Mr. Leak for his presentation.

B. Status of Construction of Public Improvements

Mr. Heinze reported he is coordinating with Via West to complete an accel/decal lane on Peoria Road north of Compark Blvd. The access road within the District has been completed.

C. Development Activity Update

The Board noted that Via West is increasing the size of their current building with an expansion to the east. Construction is well underway. Mr. Blodgett will confirm with Via West and ACWWA and determine whether or not an additional water tap was required. If so, a system development fee invoice will be sent to Via West.

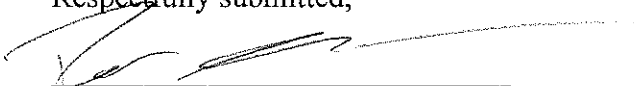
D. Confirm Next Regular Meeting: Tuesday, August 1, 2017 at 12:00 p.m. at CliftonLarsonAllen LLP located at 8390 E. Crescent Pkwy., Ste. 500, Greenwood Village, CO 80111

A quorum was confirmed for the August 1, 2017 meeting.

Adjournment

With there being no further business before the Board, upon a motion duly made by Director Heinze, seconded by Director Mott, and upon a vote, unanimously carried, the Board adjourned the meeting at 1:15 p.m.

Respectfully submitted,



Secretary for the Meeting