

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
CONCORD METROPOLITAN DISTRICT
HELD FEBRUARY 6, 2018**

A regular meeting of the Board of Directors of the Concord Metropolitan District was held on February 6, 2018 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
Mike Evans, Assistant Secretary

Also in attendance were:

Bob Blodgett, Jason Carroll & Geol Scheirman; 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 November 7, 2017 Regular Board Meeting

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

Financial

A. Review and Accept December 31, 2017 Financial Statements and Cash Position Report

Mr. Carroll reviewed the December 31, 2017 Financial Statements with the Board. He reported the 2017 Audit would be available for the May Board meeting. After discussion, upon a motion duly made by Director Evans, seconded by Director Vanderryst, and upon a vote, unanimously carried, the Board accepted the December 31, 2017 Financial Statements and Cash Position Report.

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- B. Ratify Approval of December 2017 Claims Totaling \$208,980.59 Represented by Check Numbers 1015 through 1023

Upon a motion duly made by Director Evans, seconded by Director Vanderryst, and upon a vote, unanimously carried, the Board ratified approval of the December 2017 claims totaling \$208,980.59 represented by check numbers 1015 through 1023.

- C. Review and Consider Approval of Current Claims Totaling \$14,662.58 and Director's Fees

Upon a motion duly made by Director Mott, seconded by Director Heinze, and upon a vote, unanimously carried, the Board approved the current claims totaling \$14,662.58 and Director's Fees for \$494.10.

- D. Status of 2017 Audit

Mr. Carroll reported it will be available at the May Board meeting.

- E. Review Schedule of Real and Personal Property Values in the District

Mr. Blodgett distributed copies of a schedule of real and personal property values for all properties in the District recently received from the Douglas County Assessor's office. Mr. Carroll reviewed the schedule with the Board. He noted the significant business personal property values within the District due to data center equipment. This percentage of property tax revenue is much higher than the typical District. After discussion, the Board authorized Mr. Carroll to prepare a report regarding the five year history of business personal property in the District to present. Director Mott will contact an individual who works in the data center industry to provide projections regarding future depreciation value and investment of business personal property within the District. The Board would like to be aware of any risk going forward with significant fluctuations in the business personal property portion of their property tax revenue.

This will be provided at the May Board meeting.

Manager Items

- A. Website Update

Mr. Blodgett reported he has not reviewed the website since the last Board meeting. This will be done immediately to ensure it is up-to-date. He will also order a Fall 2017 aerial map to reflect the recent construction within the District.

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B. Landscape Maintenance Updates

After discussion, the Board decided not to pursue public easements with any other landscape tracts within the District for District maintenance responsibility. The District will continue to maintain the monument sign at the northeast corner of Peoria and Compark Boulevard only.

C. Status of Insurance for District Street

Mr. Blodgett reviewed the information from Ms. Elliott at the T. Charles Wilson Agency regarding insurance for the District's new street and its components. After discussion, the Board decided not to ensure the street or any components within it.

D. Accept Status of Public Improvements Reimbursement – February 6, 2018 Draft Letter

Mr. Blodgett reviewed the draft letter to IBC, Via West and Team Technology, the parties to the agreement. After discussion, the Board authorized Mr. Blodgett to send the status letter to all parties.

E. Referrals

None.

Attorney Items

A. Status of May 8, 2018 Directors' Election

Mr. Dykstra distributed self-nomination forms to the Board. He reported the election may be cancelled on May 2nd since there are no other eligible electors other than the Board member's spouses for election.

He recommended the Board move their May 1st regular meeting to a date after May 8th so that the Board members may be sworn in within the 30 day statutory timeframe after the May 8th election.

Director Items

A. Development Activity Update

Director Heinze reported that IBC will start construction on Building 4 in the Spring and it should be finished in the Fall of 2018. Board members noted that the District is nearly built out. The future expansion of the Team Technology building to the lot west of their existing building is the other remaining project.

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B. Review Estimates of Annual Expenses Associated with Shared Lane Between Lots 5 & 6

Directors Heinze and Mott reviewed the information provided by IBC regarding the annual maintenance expenses associated with the new shared lane/District street between Lots 5 & 6. The report estimated an approximate 12% cost share for the District related to this street versus the other private streets within the District's common areas.

Mr. Carroll recommended that a reserve be in place for replacement of the future cost of the street (originally constructed at approximately \$200,000) in addition to annual maintenance reserves.

Directors Mott and Heinz will provide a revised estimate at the May Board Meeting. Mr. Dykstra reported the District can enter into a reimbursement agreement with the IBC or the appropriate entity to repay the District's share of the annual maintenance and reserve costs.

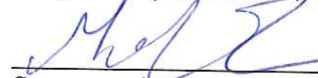
C. Confirm Next Regular Meeting: Tuesday, May 1, 2018 at 12:00 p.m. at CliftonLarsonAllen LLP located at 8390 E. Crescent Pkwy., Ste. 500, Greenwood Village, CO 80111

After discussion, upon a motion duly made by Director Mott, seconded by Director Vanderryst, and upon a vote, unanimously carried, the Board cancelled the May 1st regular meeting and called a special meeting for Tuesday, May 22, 2018 at 12:00 p.m. at CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Ste. 500, Greenwood Village, CO 80111.

Adjournment

With there being no further business before the Board, upon a motion duly made by Director Heinze, seconded by Director Evans, the Board adjourned the meeting at 1:00 p.m.

Respectfully submitted,


Secretary for the Meeting