

**CORNERSTAR METROPOLITAN DISTRICT**

**REGULAR BOARD MEETING**

**AGENDA**

**Board of Directors:**

**Term Expires:**

---

Anthony Vodicka, President	May 2018
Paul Sheppard, Secretary/ Treasurer	May 2018
Barret Bradley, Assistant Secretary/Treasurer	May 2020
Vacancy	May 2020
Vacancy	May 2020

---

**DATE:**        **November 15, 2016**

**TIME:**        **9:00 a.m.**

**PLACE:**       **Offices of White Bear Ankele Tanaka & Waldron  
2154 E. Commons Avenue, Suite 2000  
Centennial, CO 80122**

- I.        Call to Order
- II.       Declaration of Quorum/Director Qualifications/Disclosure of Conflicts
- III.      Discuss Board Vacancies

**CONSENT AGENDA** (Section IV –IX)

Consent Agenda - The items listed below are a group of items to be acted on with a single motion and vote by the Board to expedite the handling of certain matters. The Board has received the information on these matters prior to the meeting. An item may be removed from the consent agenda to the regular agenda, if desired, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

- IV.      Review/Approve Minutes of the September 29, 2016 Special Meeting (enclosed)
- V.       Financial Matters
  - A.       Ratify Approval of September 2016 Claims Totaling \$24,226.19 (enclosed)
  - B.       Review and Consider Approval of October 2016 Claims Totaling \$\_\_\_\_\_ (enclosed)
  - C.       Ratify 2015 Audit (enclosed)
  - D.       Review and Approve Cash Access Addendum (enclosed)

- E. Ratify September 30, 2016 Continuing Disclosure Report (enclosed)
  - F. Consider Approval of Agreement for the 2016 Audit – Wagner and Barnes – \$5,800
  - G. Ratify ICA with Bloom Floralscapes, LLC for 2016 Landscaping Improvements - \$27,593.01(enclosed)
  - H. Ratify ICA Agreement with Garcia Concrete, Inc. for Sidewalk Curb and Gutter and Cross Pan - \$15,000 (enclosed)
- VI. Manager's Items
- A. Review and Approve 2017 Insurance Policy (2016 Property enclosed)
  - B. Ratify Approval of 2015 Annual Report (enclosed)
  - C. Review and Approve 2017 Annual Administrative Resolution 2016-11-05 (enclosed)
- VII. Items from Attorney
- A. Review and Consider Approval of the 2017 Service Contracts (enclosed)
  - B. Ratify Alliance Commercial Maintenance Services, Inc. Agreement for Road Maintenance - \$32,427 (enclosed)
  - C. Review and Consider Approval of Special Disclosure of Costs for Legal Services in Connection with Bonds from White Bear Ankele Tanaka & Waldron (enclosed)
- VIII. Director's Items

**DISCUSSION AGENDA (Section IX –XIII)**

- IX. Financial Items
- A. Status of Bond Refunding (enclosed)
    - 1. Approve Tender Agreement (enclosed)
    - 2. Discuss Engagement with Kutak Rock as Bond and Disclosure Counsel (enclosed)
    - 3. Review and Consider Approval of Special Disclosure of Costs for Legal Services in Connection with Bonds from White Bear Ankele Tanaka & Waldron (enclosed)
    - 4. Schedule

- B. Review and Consider Approval of September 30, 2016 Financial Statements, Cash Position and Use Tax Reimbursement Update (enclosed)
  
- X. Manager's Items
  - A. Property Manager's Report – Barret Bradley
  - B. Referrals
  - C. Review 2017 Draft Budget (enclosed)
    - 1. Conduct Public Hearing to Consider Amending the 2016 Budget; Consider Adoption of Resolution No. 2016-11-01 to Amend 2016 Budget (enclosed)
    - 2. Conduct Public Hearing to Consider Adoption of 2017 Budget, Appropriate Expenditures and Certify Mill Levies; Consider Approval of Resolution No. 2016-11-02 to Adopt 2016 Budget, Resolution No. 2016-11-03 to Appropriate Expenditures, and Resolution No. 2016-11-04 to Certify Mill Levies (enclosed)
  
- XI. Attorney Items
  - A. Discuss Potential Impact Fees for Broadstone at Cornerstar Apartments
  
- XII. Director's Items
  - A. Status of Conveyance of Tree Parcel
  - B. Discuss 2017 Regular Meeting Schedule – Presently the 4<sup>th</sup> Monday of March, July, September and the third Monday of November at 10:00 a.m. at 2154 Commons Avenue, Suite 2000, Centennial, Colorado 80122
  - C. Other
  
- XIII. Adjournment

**NOTE: NEXT REGULAR MEETING – March 27, 2017 at 10:00 am at White Bear Ankele Tanaka & Waldron, PC, 2154 E. Commons Avenue, Ste. 2000, Centennial, CO 80122**