

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT

7555 E. Hampden Ave., Suite 501

Denver, Colorado 80231

Website: <https://www.cbcmd.com/> •

District Managers' Emails:

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NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Lawrence Jacobson	President	2029/May 2029
Jeffrey Jacob Schroeder	Vice President	2029/May 2027
Blake Amen	Secretary/Treasurer	2029/May 2029
Megan Waldschmidt	Assistant Secretary	2027/May 2027
Paige Langley	Assistant Secretary	2027/May 2029

DATE: August 12, 2025

TIME: 12:00 p.m.

PLACE: VIA TELECONFERENCE AT:

<https://zoom.us/j/5657009011>

Meeting ID: 565 700 9011

Participant Code: press #

Dial In: [\(719\) 359 4580](tel:(719)3594580)

One tap mobile: +1719-359-4580

I. ADMINISTRATIVE MATTERS

A. Call to order and approval of agenda.

B. Present disclosures of potential conflicts of interest.

C. Confirm quorum, location of meeting and posting of meeting notices.

D. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. DIRECTOR MATTERS

A. Consider Election of Officers

III. DEVELOPER ITEMS

- A. Development activity update.
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IV. CONSENT AGENDA

- A. Approval of Minutes from the October 16, 2024 Special Meeting (enclosure).
 - B. Approval of Interim Claims and Director's Fees and Current Claims (enclosure).
 - C. Acceptance of Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections and current claims (enclosure).
 - D. Ratification of Termination Letter with CliftonLarsonAllen. LLP for Management and Accounting Services (enclosure).
 - E. Ratification of Independent Contractor Agreement with Public Alliance LLC for District Management Services (enclosure).
 - F. Ratification of Engagement Letter with Simmons & Wheeler for Accounting Services (enclosure).
 - G. Ratification of Engagement Letter with Wipfli LLP to perform the 2024 Audit. (enclosure).
 - H. Ratification of Tap Purchase Agreement with Titan Property Management, LLC (enclosure).
 - I. Ratification of Landscape Maintenance Agreement with D.R. Horton (enclosure).
 - J. Ratification of Contract with The Mulhern Group Ltd for Architectural Services (enclosure).
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V. ENGINEERING MATTERS – RICK MOORE

- A. _____
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VI. FINANCIAL MATTERS

- A. Conduct Public Hearing on the Second Amendment to the 2024 Budget and Consider Adoption of Resolution Further Amending 2024 Budget (enclosure).
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- B. Consider Acceptance of 2024 Audit (enclosure) and Approval of Execution of Representations Letter.
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VII. LEGAL MATTERS

- A. Consider Approval of First Amendment to Service Plan (enclosure).
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- B. Consider Approval of Amended and Restated Intergovernmental Agreement with the Town of Parker and Service Plan (Exhibit C) (enclosure).
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VIII. MANAGER MATTERS

- A. Discuss Environmental Covenant Report (enclosure).

- B. Discuss Chambers Treescapes and Cottonwood Metropolitan District.

- C. Discuss Collection and Special Counsel Engagement

- D. Discuss Timing and Status of Fee Resolution

IX. OTHER BUSINESS

- A.

- X. ADJOURNMENT – The next regular meeting is scheduled for October 15, 2025.