

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT HELD OCTOBER 15, 2025

A Special Meeting of the Board of Directors (the “Board”) of the Compark Business Campus Metropolitan District (the “District”) was convened on Wednesday, October 15, 2025, at 10:45 a.m. by Zoom video/telephone conference. The meeting was open to the public.

#### ATTENDANCE

##### Directors Present:

Lawrence Jacobson, President  
Jeffrey Jacob Schroeder, Vice President  
Blake Amen, Secretary/Treasurer  
Megan Waldschmidt, Assistant Secretary  
Paige Langley, Assistant Secretary

##### Also Present:

Justin Janca; Public Alliance, LLC

Kristin Bowers, Esq. and Audrey Johnson, Esq.; WBA, PC

Diane Wheeler; Simmons and Wheeler PC

#### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** The meeting was called to order. Mr. Janca distributed, for the Board's review and approval, a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Waldschmidt, seconded by Director Schroeder, and upon vote unanimously carried, the agenda was approved, as presented.

**Disclosures of Potential Conflicts of Interest:** The Board was advised that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Bowers reported that disclosures for those directors that provided WBA, PC with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Attorney Bowers inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation

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of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

**Quorum, Location of Meeting, Posting of Meeting Notice:** The Board confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. This meeting was conducted via Zoom and encouraged public participation via Zoom. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

**Public Comments:** There were no public comments.

### **DEVELOPER MATTERS**

**Development Activity Update:** Director Schroeder reported to the Board on development activity. It was noted that Flexential continues with site work but has not yet pulled permits for vertical construction. Lot grading is ongoing, and foundation work has been initiated.

### **CONSENT AGENDA**

Ms. Janca reviewed the items on the consent agenda with the Board. Mr. Janca advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

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- A. Approved the Minutes from the October 16, 2024 and August 12, 2025 Special Meetings.
- B. Approved the Interim Claims, Director's Fees, and Current Claims.
- C. Accepted the Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections, and Current Claims.
- D. Approved the Renewal of Workers' Compensation Coverage and SDA Membership for 2026.
- E. Adopted a Resolution Adopting an Amended and Restated Digital Accessibility Policy and Designating a Compliance Officer.
- F. Ratified the 2024 Annual Report.
- G. Ratified Ordinance No. 9.132.2 approving the Amended and Restated Intergovernmental Agreement with the Town of Parker.
- H. Approved the Reimbursement Agreement with Flexential Colorado, LLC for Irrigation Costs.
- I. Adopted a Resolution of the Board of Directors Calling a Special Election

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to be held on November 4, 2025.

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### **FINANCIAL MATTERS**

Ms. Wheeler presented the financial matters to the Board.

**2025 Budget Amendment:** The Board considered whether an amendment to the 2025 Budget was necessary. Following review, the Board determined that no amendment to the 2025 Budget was required and no action was taken.

**2026 Budget Hearing and Adoption:** Director Jacobson opened the public hearing on the proposed 2026 Budget. It was noted that publication of Notice stating that the Board would consider the 2026 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District, and that no written objections were received prior to the public hearings. No public comments were offered, and no written objections were received. Director Jacobson closed the public hearing.

Following discussion, upon motion duly made by Director Waldschmidt, seconded by Director Amen, and upon vote unanimously carried, the Board approved the Resolution to Adopt the 2026 Budget, Appropriate Sums of Money, and Set Mill Levies, subject to final certification of the assessed valuation.

**2025 Audit Engagement:** The Board discussed proposals for preparation of the 2025 audit. Following discussion, Director Jacobson was designated as the point of contact for matters related to the auditor engagement. Upon motion duly made by Director Jacobson, seconded by Director Waldschmidt, and upon vote unanimously carried, the Board approved proceeding with the 2025 audit engagement in an amount not to exceed \$7,500, subject to review by Director Jacobson.

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### **LEGAL MATTERS**

Attorney Bowers presented the legal matters to the Board.

**2025 Annual Administrative Resolution and 2026 Meeting Dates:** The Board reviewed the proposed 2025 Annual Administrative Resolution.

Following discussion, upon motion duly made by Director Jacobson, seconded by Director Waldschmidt, and upon vote unanimously carried, the Board adopted the 2025 Annual Administrative Resolution, which establishes the 2026 regular meetings of the Board for the third Wednesday of January, April, July, and October at 10:30 a.m., to be held via Zoom. The Board also scheduled the 2026 Annual Meeting for July 15, 2026.

**November 4, 2025 Elections:** The Board discussed the status of the November 4, 2025 elections. It was noted that ballots have been distributed. No Board action was required.

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**Compark Business Campus Metropolitan District Subdistrict – Service Plan Amendment:** The Board discussed the status of the First Amendment to the Compark Business Campus Metropolitan District Service Plan. It was reported that the Board of County Commissioners approved the First Amendment on October 14, 2025.

**Resolution Regarding Formation of Compark Business Campus Metropolitan District Subdistrict and Calling November 4, 2025 Election:** The Board considered a Resolution Regarding the Formation of the Compark Business Campus Metropolitan District Subdistrict and Calling a November 4, 2025 Election.

Following discussion, upon motion duly made by Director Amen, seconded by Director Waldschmidt, and upon vote unanimously carried, the Board approved the resolution contingent upon no objections to the Subdistrict being received from the Town of Parker within the 30 days of notice provided to the Town

### **MANAGER MATTERS**

Mr. Justin Janca presented the manager matters to the Board.

**Property and Liability Schedule:** The Board discussed updating the property and liability schedule. Mr. Janca will perform a site visit to confirm that all District property has adequate coverage. No Board action was taken.

**Stonegate Village Irrigation Water Invoice:** The Board discussed the Stonegate Village irrigation water invoice. It was noted that this matter was resolved under the consent agenda. No further action was required.

**Insurance Changes to Public Alliance Management Agreement:** The Board discussed proposed insurance-related changes to the Public Alliance management agreement. It was noted that final alterations to the management agreement are pending. No Board action was taken at this time.

### **OTHER BUSINESS**

There was no other business.

### **ADJOURNMENT**

There being no further business to come before the Board at this time, the meeting was adjourned by Director Jacobson.

Respectfully submitted,

DocuSigned by:  
By BLAKE AMEN

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Secretary for the Meeting