MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT (THE "DISTRICT") HELD OCTOBER 16, 2024

A special meeting of the Board of Directors of the Compark Business Campus Metropolitan District (referred to hereafter as the "Board") was convened on Wednesday, October 16, 2024 at 8:30 a.m., via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

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

Also, In Attendance Were:

Nic Carlson, Deb Reeves and Margaret Henderson; CliftonLarsonAllen LLP ("CLA")
Audrey Johnson, Esq.; White Bear Ankele Tanaka & Waldron
Rick Moore; Manhard Consulting Ltd
Dave Strauss; Strauss Building Services
Lee Nelson; American Furniture Warehouse ("AFW")

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 8:32 a.m. by Director Jacobson. The Board reviewed the agenda for the meeting. Following discussion, the agenda was approved by acclamation.

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 Johnson reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron 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 Johnson 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 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 Microsoft Teams and encouraged public participation via Microsoft Teams. 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 Comment:

There was no public comment.

DEVELOPER ITEMS

Development Activity Update:

A 17-acre lot sold to Flexential Corp. and groundbreaking occurred in the past few weeks. Permits are currently being processed.

CONSENT AGENDA

- Minutes from the September 23, 2024 Special Meeting, Subject to Legal Review
- Engagement Letter with Wipfli to Prepare 2024 Audit
- Interim Claims and Directors' Fees
- Cash Position Schedule
- Resolution No. 2024-10-01: 2025 Annual Administrative Resolution
- Resolution No. 2024-10-02: Amended and Restated Public Records Request Policy
- Procurement Policy

Mr. Carlson reviewed the Consent Agenda items with the Board. Following review, upon a motion duly made by Director Jacobson, seconded by Director Schroeder and, upon vote, unanimously carried, the Board approved/ratified approval of the Consent Agenda, as presented.

ENGINEERING MATTERS – RUSS BURROWS

No update was provided.

LANDSCAPE MAINTENANCE/CONSTRUCTION REPORT – DAVE STRAUSS

Bid No. 105 from Strauss Building Services for Tree Care and Tree Removal in the amount of $8,900.00:

Mr. Strauss reviewed Bid No. 105 with the Board. Following review, upon a motion duly made by Director Schroeder, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board approved Bid No. 105 from Strauss Building Services for tree care and tree removal in the amount of $8,900.00, as presented.

Bid No. 106 from Strauss Building Services for Detention Pond Cleaning and Installation of Galvanized Metal Grates in the amount of $15,000.00:

Mr. Strauss reviewed Bid No. 106 with the Board. Following review, upon a motion duly made by Director Schroeder, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board approved Bid No. 106 from Strauss Building Services for detention pond cleaning and installation of galvanized metal grates in the amount of $15,000.00, as presented.

FINANCIAL MATTERS

Public Hearing on Amendment to 2024 Budget and Resolution No. 2024-10-03:

The public hearing to consider an amendment to the 2024 Budget was opened at 8:51 a.m.

It was noted that publication of Notice stating that the Board would consider amendment of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed at 8:52 a.m.

Ms. Henderson presented the 2024 amendment with the Board. Following review, upon a motion duly made by Director Jacobson, seconded by Director Schroeder and, upon vote, unanimously carried, the Board approved the 2024 Budget Amendment, to amend the General Fund, and adopted Resolution No. 2024-10-03. Director Jacobson recommended researching irrigation cost reduction.

Public Hearing on Proposed 2025 Budget and Resolution No. 2024-10-04: Adopting Budget, Certifying Mill Levy and Appropriating Funds Therefore:

The public hearing to consider the proposed 2025 Budget was opened at 8:53 a.m.

It was noted that publication of Notice stating that the Board would consider the proposed 2025 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed at 8:54 a.m.

Ms. Henderson reviewed the 2025 Budget with the Board. Following review, upon a motion duly made by Director Schroeder, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board approved the proposed 2025 Budget, and adopted

Resolution No. 2024-10-04: Adopting Budget, Certifying Mill Levy and Appropriating Funds Therefore.

LEGAL MATTERS

Resolution No. 2024-10-05: Resolution of Board of Directors Calling Election:

Attorney Johnson reviewed the Resolution with the Board. Following review, upon a motion duly made by Director Jacobson, seconded by Director Schroeder and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-10-05: Resolution of Board of Directors Calling Election.

Slope Easement Release from E470 Metropolitan District (Compark Business Campus Metropolitan District):

Following review, upon a motion duly made by Director Waldschmidt, seconded by Director Schroeder and, upon vote, unanimously carried, the Board approved the slope easement release from E470 Metropolitan District, subject to the President's final review and comments.

MANAGER MATTERS

CliftonLarsonAllen LLP Statement of Work for 2025:

Following review, upon a motion duly made by Director Langley, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP Statement of Work for 2025, subject to final approval by President.

2025 Insurance Renewal and Coverage Through the Colorado Special Districts Property and Liability Pool and T. Charles Wilson Risk Management and Membership in the Special District Association; Changes Needed to Property Schedule:

Mr. Carlson reviewed the insurance renewals with the Board. Following review, upon a motion duly made by Director Schroeder, seconded by Director Langley and, upon vote, unanimously carried, the Board approved the insurance renewals for 2025 and authorized District membership in the Special District Association, subject to final approval by President.

Worker's Compensation for 2025:

Following review, upon a motion duly made by Director Jacobson, seconded by Director Amen and, upon vote, unanimously carried, the Board approved the renewal of worker's compensation insurance for 2025.

Website Compliance Coordinator:

No action was taken.

Website Compliance Coordinator to Obtain a Proposal for Remediation Services for Statutorily Required Documents and Board Member to Approve Proposal:

No action was taken.

Board Member or Committee to Work with District Staff to Transition Website to ADA Compliant Hosting Platform:

The Board designated Director Amen to work with CLA on website related matters.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Jacobson adjourned the meeting at 9:06 a.m.

Respectfully submitted,

DocuSigned by:

By BLAKE AMEN

1AA01478045541A...

Secretary for the Meeting